

2007-021157

Klamath County, Oregon



THIS SP



12/19/2007 10:41:36 AM

Fee: \$31.00

After recording return to:  
Deborah N Powell

Until a change is requested all tax statements  
shall be sent to the following address:  
Same As Above

File No.: 7021-1150492 (ALF)  
Date: December 13, 2007

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Thirteenth day of December, 2007** by and between **Scott A Figueroa** the duly appointed, qualified and acting personal representative of the estate of **Sydney Mae Fiegi**, deceased, hereinafter called the first party and **Deborah N Powell**, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$145,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

F31

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 18 day of Dec, 2007.

Scott A. Figueroa  
Scott A Figueroa

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 18 day of Dec, 2007  
by **Scott A Figueroa**.

Adrien Fleek

Notary Public for Oregon  
My commission expires:

12-3-16



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF FALVEY ROAD FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER BEARS WEST, 39.4 FEET AND NORTH 30.00 FEET, SAID POINT OF BEGINNING ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 260, PAGE 610, DEED RECORDS OF KLAMATH COUNTY; THENCE EAST ON THE SOUTH LINE OF FALVEY ROAD 160.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 512 FEET, MORE OR LESS, TO THE NORTH BANK OF LOST RIVER; THENCE NORTH-WESTERLY ALONG SAID NORTH BANK TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN VOLUME 260, PAGE 610; THENCE NORTH ON SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE POINT OF BEGINNING.

Unofficial  
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