

2008-000991

Klamath County, Oregon



00038988200800009910010018

01/23/2008 03:36:04 PM

Fee: \$21.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Walter H. Sweek, as Personal Representative
of the Estate of Phil E. Schroeder
2748 SW Talbot Rd
Portland, OR 97201-1671

Grantees:

Lillian Schroeder
1009 Joshua Place
Fremont, CA 94539

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Lillian Schroeder
1009 Joshua Place
Fremont, CA 94539

THIS INDENTURE made this 18th day of January, 2008, by and between **Walter H. Sweek**, the duly appointed, qualified and acting successor personal representative of the estate of **Phil E. Schroeder**, deceased, hereinafter called the first party, and **Lillian Schroeder**, 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 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:

Real property located at 4312 Bristol Avenue, Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Lot 30 of TONATEE HOMES, formerly described as North 100 feet of 70 Sunrise Park, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Property Tax Id #R553939

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 for this conveyance is the Judgment of Court entered in the Matter of the Estate of Phil E. Schroeder, Deceased, Case No. 07-02808CV in the Circuit Court of the State of Oregon for Klamath County.

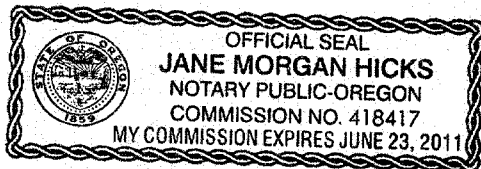
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the first party has executed this instrument.

Personal Representative

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on January 18th, 2008 by **Walter H. Sweek**, as Personal Representative of the Estate of **Phil E. Schroeder**.



Notary Public for Oregon
My Commission Expires: 6-23-11