



After recording return to:

DMHB Enterprises  
5326 Bryant Avenue  
Klamath Falls, OR  
97603

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

DMHB Enterprises  
5326 Bryant Avenue  
Klamath Falls, OR 97603

File No.: 7021-1177194 (DMC)

Date: February 14, 2008

THIS SPACE

2008-004815

Klamath County, Oregon



04/01/2008 03:13:19 PM

Fee: \$31.00

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Fourteenth day of February, 2008** by and between **Bradford D. Chase** the duly appointed, qualified and acting personal representative of the estate of **Frank B. Chase**, deceased, hereinafter called the first party and **DMHB Enterprises, LLC**, 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 **\$675,000.00**.

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-

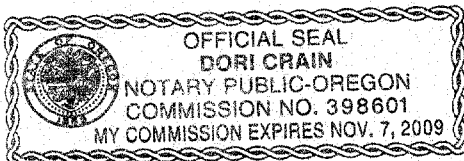
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1<sup>st</sup> day of April, 2008.

Bradford D. Chase  
Bradford D. Chase, Personal Representative

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1 day of April, 2008  
by **Bradford D. Chase**.



[Signature]  
Notary Public for Oregon  
My commission expires: 11/7/09

**EXHIBIT A****LEGAL DESCRIPTION:**

THE EASTERLY 180 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, ALSO KNOWN AS SOUTH SIXTH STREET, WHICH LIES NORTH 0° 55' WEST 30 FEET AND NORTH 89° 21' EAST 602.4 FEET ALONG SAID RIGHT OF WAY LINE FROM THE CENTER OF SECTION 2, TOWNSHIP 39 SOUTH RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, WHICH SAID POINT OF BEGINNING IS THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN VOLUME 258, PAGE 258, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE CONTINUING NORTH 89° 21' EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 386.4 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN VOLUME 149, PAGE 497, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0° 46' WEST ALONG SAID WEST LINE A DISTANCE OF 189.4 FEET, MORE OR LESS, TO THE SOUTHERLY BOUNDARY OF PLEASANT HOME TRACTS, NO. 2; THENCE SOUTH 89° 21' WEST ALONG THE SOUTHERLY BOUNDARY OF PLEASANT HOME TRACTS NO.2, A DISTANCE OF 386.4 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN VOLUME 258, PAGE 258; DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 0° 59' EAST ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 189.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, OREGON.

SAVING AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE OF HIGHWAY COMMISSION BY DEED RECORDED DECEMBER 23, 1965 IN REEL NO. 2833 IN VOLUME M65, PAGE 4933, OF THE MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.