

2008-006237

Klamath County, Oregon



00045153200800062370020021



After recording return to:  
Karla Wood  
6712 Waggoner Court  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Karla Wood  
6712 Waggoner Court  
Klamath Falls, OR 97603

File No.: 7021-1184767 (DMC)  
Date: February 20, 2008

THIS SPACE

04/29/2008 03:26:45 PM

Fee: \$26.00

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twentieth day of February, 2008** by and between **Wendy Joan Smith** the duly appointed, qualified and acting personal representative of the estate of **Vivian Jean Collman**, deceased, hereinafter called the first party and **Karla R. Wood**, 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:

**LOT 3, BLOCK 5, TRACT NO. 1085, COUNTRY GREEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

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 **\$105,000.00**.

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.

FLW

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 11 day of April, 2008.

Wendy Joan Smith  
Wendy Joan Smith, Personal Representative

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of April, 2008  
by **Wendy Joan Smith**.



Dori Crain  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009