

2008-006264

Klamath County, Oregon



After recording return to:  
William G. Hardin and Stanley L.  
Odell  
4023 Sturdivant  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
William G. Hardin and Stanley L. Odell  
4023 Sturdivant  
Klamath Falls, OR 97603

File No.: 7021-1215196 (DMC)  
Date: April 21, 2008

THIS SPACE



04/30/2008 11:00:28 AM

Fee: \$31.00

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-first day of April, 2008** by and between **Penny Sampson** the duly appointed, qualified and acting personal representative of the estate of **Wilma Corene Emert**, deceased, hereinafter called the first party and **William G. Hardin and Sandra Hardin, husband and wife, as to one-half interest and Stanley L. Odell and Sandra Hardin, not as tenants in common but with rights of survivorship, as to one-half interest**, 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 **\$120,000.00**.

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.

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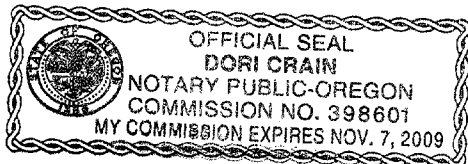
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 24 day of April, 2008.

Penny Sampson P.R.  
**Penny Sampson, Personal Representative**

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of April, 2008  
by **Penny Sampson**.



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

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE RECORDED PLAT OF SUMMERS HEIGHTS; THENCE DUE SOUTH 138.55 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 46.05 FEET; THENCE SOUTH 37° 18' EAST 73.35 FEET; THENCE NORTH 65° 33 1/2' EAST 125 FEET; THENCE NORTH 14° 15 1/2' WEST 88.5 FEET; THENCE SOUTH 76° 26' WEST 140.4 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION DEEDED FOR SOUTH ETNA STREET IN VOLUME M71, PAGE 8160, RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SUMMERS HEIGHTS SUBDIVISION; THENCE SOUTH ALONG SUMMERS HEIGHTS SUBDIVISION 138.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG SUMMERS HEIGHTS SUBDIVISION 46.05 FEET; THENCE SOUTH 37° 18' EAST 73.35 FEET; THENCE NORTH 65° 33 1/2' EAST 51.29 FEET; THENCE NORTH 37° 18' WEST 109.14 FEET; THENCE NORTH 2.39 FEET; THENCE SOUTH 76° 26' WEST 25.72 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.