

2008-008509

Klamath County, Oregon



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06/10/2008 03:25:46 PM

Fee: \$21.00

## PERSONAL REPRESENTATIVE'S DEED

## Grantor:

Frances Hartsfield, as Personal Representative  
of the Estate of Lee W. Hartsfield  
3110 Altamont Drive  
Klamath Falls, OR 97603

## Grantees:

Frances Hartsfield  
3110 Altamont Drive  
Klamath Falls, OR 97603

## 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:

Frances Hartsfield  
PO Box 7749  
Klamath Falls, OR 97602

THIS INDENTURE made this \_\_\_ day of June, 2008, by and between **Frances Hartsfield**, the duly appointed, qualified and acting personal representative of the estate of **Lee W. Hartsfield**, deceased, hereinafter called the first party, and **Frances Hartsfield**, 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:

Real Property located at 3110 Altamont Drive, Klamath Falls, Oregon, more particularly described as follows: Altamont Acres, 3rd Addition, Block 1, Lot 3, Klamath County, Oregon  
Property Tax Id# R542256

Provided, that upon Frances Hartsfield's death, remarriage or failure to use the property as her residence, the right, title and interest (in fee simple) in said property shall vest in Terry McReynolds and Daniel Hartsfield, as tenants-in-common.

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 Lee W. Hartsfield, Deceased, Case No. 07-04118CV in the Circuit Court of the State of Oregon for Klamath County.

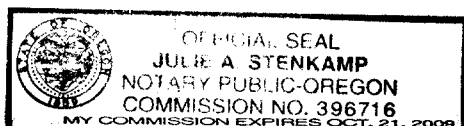
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

STATE OF OREGON, County of Klamath) ss.

*Frances Hartsfield*  
Personal Representative

This instrument was acknowledged before me on June 10, 2008 by Frances Hartsfield, as Personal Representative of the Estate of Lee W. Hartsfield.



*Julie Stenkamp*  
Notary Public for Oregon  
My Commission Expires: 10/21/09