

2008-008808

Klamath County, Oregon



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06/17/2008 03:53:09 PM

Fee: \$26.00

**PERSONAL REPRESENTATIVE'S DEED**

**Grantor:**

Leona Row, as Personal Representative  
of the Estate of Eva Blanche Washburn  
3705 Hope Street  
Klamath Falls, OR 97603

**Grantees:**

Leona Row, Helen Ramsey & Pat Strop  
3705 Hope Street  
Klamath Falls, OR 97603

**After recording, return to:**

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

**Send all property tax statements to:**

Leona Row, Helen Ramsey & Pat Strop  
3705 Hope Street  
Klamath Falls, OR 97603

THIS INDENTURE made this 15 day of June, 2008, by and between **Leona Row**, the duly appointed, qualified and acting personal representative of the estate of **Eva Blanche Washburn**, deceased, hereinafter called the first party, and **Leona Row, Helen Ramsey & Pat Strop**, as tenants-in-common, 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 3677 Hope Street, Klamath Falls, Oregon, more commonly described as follows:

A parcel of land situated in the S1/2SE1/4NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 89°50' West along the South line of the S1/2SE1/4NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street, thence North 0°17' East along the Easterly line of Hope Street a distance of 376.43 feet to a point and the true point of beginning of the tract to be hereinafter described; thence North 89°50' East 142.61 feet, more or less, to the East line of the S1/2SE1/4NW1/4 of said Section 11; thence North 0°23'33" East along the East line of the S1/2SE1/4NW1/4 of said Section 11; 94 feet to a point; thence South 89°50' West 142.79 feet, more or less, to a point on the East line of Hope Street; thence South 0°17' West along the East line of Hope Street, 94 feet to the true point of beginning.

Property Tax ID #R552388

Subject to all liens, restrictions and encumbrances of record or those apparent on the land.

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 Eva Blanche Washburn, Deceased, Case No. 07-04863CV 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

Returned to County

26-

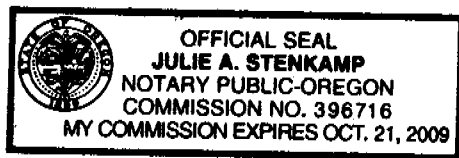
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING 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.

Leona Row  
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 13, 2008 by Leona Row, as Personal Representative of the Estate of Eva Blanche Washburn.



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