

2008-009330

Klamath County, Oregon



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06/25/2008 03:03:58 PM

Fee: \$21.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Allen E. Burns, as Personal Representative  
of the Estate of Albert Bertram Burns  
245 Angela Court  
Klamath Falls, OR 97601

Grantees:

Allen E. Burns and Laura L. Burns, co-Trustees  
of the Albert Bertram Burns Family Trust  
245 Angela Court  
Klamath Falls, OR 97601

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:

Allen E. Burns and Laura L. Burns, co-Trustees  
of the Albert Bertram Burns Family Trust  
245 Angela Court  
Klamath Falls, OR 97601

THIS INDENTURE made this 24 day of June, 2008, by and between **Allen E. Burns**, the duly appointed, qualified and acting personal representative of the estate of **Albert Bertram Burns**, deceased, hereinafter called the first party, and **Allen E. Burns and Laura L. Burns**, co-Trustees of the **Albert Bertram Burns Family Trust**, 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** 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 4304 Laverne Avenue, Klamath Falls, Oregon, more particularly described as follows:

Lot 23 of LLOYD'S TRACTS, according to the official plat thereon on file in the records of Klamath County, Oregon. Property Tax ID #R553350

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 Albert Bertram Burns, Deceased, Case No. 07-04505CV 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.

Allen E. Burns  
Personal Representative

This instrument was acknowledged before me on June 24, 2008 by Allen E. Burns, as Personal Representative of the Estate of Albert Bertram Burns.

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

