

2008-011974

Klamath County, Oregon



00052098200800119740020026

08/26/2008 09:23:52 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS:

Estate of Robert Arthur Baugh
Phyllis A. Olson, Personal Representative
5319 Walton Drive
Klamath Falls, OR. 97603

GRANTEE NAME AND ADDRESS:

Frances F. Baugh
1741 Homedale Road,
Klamath Falls, OR. 97603

AFTER RECORDING RETURN TO:

B.J. Matzen
435 Oak Avenue
Klamath Falls OR. 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:
Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 21 day of August, 2008, by and between Phyllis A. Olson, Personal Representative of the Estate of Robert Arthur Baugh, Klamath County Circuit Court Case No. 0700113 CV hereinafter called the First Party and Frances F. Baugh, hereinafter called the Second Party

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, civilly described as 1741 Homedale Road, Klamath Falls, OR. 97603 and legally described as follows, to-wit:

North 100 feet of the S 1/2 of Tract 1 of VICORY ACRES, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Klamath County for roadway by deed recorded in Volume 136 at Page 462, Deed records.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

"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."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 21 day of August, 2008.

Phyllis A. Olson
Phyllis A. Olson
Personal Representative of the
Estate of Robert Arthur Baugh,
Deceased

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on August 21 2008, by Phyllis A. Olson, as Personal Representative of the estate of Robert Arthur Baugh, deceased.



Susan Harbin
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-12-2010