

2008-012488

Klamath County, Oregon



After recording return to:
Michael L. Charlton

Until a change is requested all tax statements
shall be sent to the following address:
Same As Above

File No.: 7021-1275271 (ALF)
Date: August 25, 2008

THIS SPACE



00052729200800124880030030

09/05/2008 03:16:14 PM

Fee: \$31.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-fifth day of August, 2008** by and between **William D. Schuldheisz** the duly appointed, qualified and acting personal representative of the estate of **William Walter Schuldheisz**, deceased, hereinafter called the first party and **Michael L. Charlton**, hereinafter called the second party; WITNESSETH:

MC

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 **\$150,000.00**.

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.

F-36-

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 5 day of Sept, 2008.

William D. Schuldheisz
William D. Schuldheisz

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of Sept, 2008
by **William D. Schuldheisz**.

Adrian Tuck

Notary Public for Oregon
My commission expires: 12-3-10



APN: **R571839**

Personal Representative's Deed
- continued

File No.: **7021-1275271 (ALF)**
Date: **August 25, 2008**

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1 AND 2 AND THE NORTHERLY 180.4 FEET OF LOT 18, VILLA SAINT CLAIR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT: A PORTION OF LOT 2, VILLA ST. CLAIR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 7.0 FEET WIDE NORTH AND SOUTH AND 125.0 FEET LONG EAST AND WEST OUT OF LOT 2, BEGINNING IN THE SOUTHWEST CORNER OF SAID LOT AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 125.0 FEET.