

2008-012815

Klamath County, Oregon



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09/15/2008 11:02:20 AM

Fee: \$26.00

After Recording Return to:

AGUSTIN C. ENRIQUEZ and ANGELITA ENRIQUEZ
2255 Orchard Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

AGUSTIN C. ENRIQUEZ and ANGELITA ENRIQUEZ
Same as above

66084 ATE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 28TH day of AUGUST, 2008 by and between TRUDY LORREE MARTISAK AND ROBERT CHARLES BUNYARD, the duly appoint, qualified and acting co-personal representatives of the ESTATE OF LORREE A. BUNYARD AKA AGNES LORREE BUNYARD, deceased, hereinafter called the first party, and AGUSTIN C. ENRIQUEZ and ANGELITA ENRIQUEZ, 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 the 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 situate in the County of KLAMATH COUNTY, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

The true and actual consideration for this conveyance 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [August 26, 2008].

ESTATE OF LORREE A. BUNYARD AKA AGNES LORREE BUNYARD

Robert Charles Bunyard
BY: ROBERT CHARLES BUNYARD, CO-PERSONAL REPRESENTATIVE

Trudy Lorree Martisak
BY: TRUDY LORREE MARTISAK, CO-PERSONAL REPRESENTATIVE

STATE OF OREGON, County of [Klamath] ss.

This instrument was acknowledged before me on Sept. 09, 2008 by TRUDY LORREE MARTISAK AND ROBERT CHARLES BUNYARD, CO-REPRESENTATIVES OF THE ESTATE OF LORREE A. BUNYARD AKA AGNES LORREE BUNYARD, DECEASED

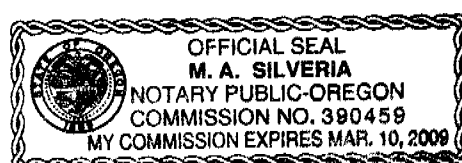
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66084MS

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



626-ATE

Exhibit A

Parcel 1:

A tract of land situated in Blocks 6 and 7 EWAUNA PARK and a portion of vacated Fir Street and vacated alley described as follows:

Beginning at the Southeast corner of Lot 4 in Block 7; thence Northerly along the West right of way line of Old Midland Road 112 feet; thence Westerly at right angles 138 feet; thence Northerly at right angles 114 feet; thence Easterly at right angles, 138 feet to the West line of Old Midland Road; thence Northerly along West line 109 feet to Southeast corner of Deed M-67 at page 9187; thence Northwesterly along South line of said Deed to Easterly line of Southern Pacific Railroad; thence Southerly along said railroad to Southwest corner of Lot 12 in Block 7; thence Southeast along the Southerly line of Lots 12, 13, 14 and 4 to the point of beginning. ✓

EXCEPT THEREFROM that portion conveyed to Central Pacific Railroad by Deed Volume 284, page 106. Also, EXCEPT that portion conveyed to Billy P. Levell and Francette Levell by deed recorded in Volume M83 on page 18679; AND EXCEPT that portion conveyed to Robert C. Bunyard and Cathy A. Bunyard, husband & wife by deed recorded in Volume M77 on page 23874, records of Klamath County, Oregon.

CODE 172 MAP 3909-009C0 TL 01100 KEY# 539723

Parcel 2:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, and Blocks 7 and 8 of EWAUNA PARK, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 4, Block 7 of EWAUNA PARK; thence Westerly along the Southerly line of Lots 4, 14, 13 and 12 and an extension Westerly thereof 317.8 feet, more or less; to the Easterly line of the Southern Pacific Railroad right of way; thence Southerly along the Easterly line of said Railroad right-of-way to the intersection with the Westerly line of Old Midland Road as now located and established; thence Northerly along the Westerly line of said road to the point of beginning. ✓

CODE 172 MAP 3909-009C0 TL 01200 KEY# 539812

T.H.M.
R.B.