

MTZ 83472-SH

2008-013904

Klamath County, Oregon

Grantor:

The Estate of Juanita I. Hull



00054480200800139040030030

10/08/2008 03:39:37 PM

Fee: \$31.00

Grantee:

Rhonda L. Ishmael & Douglas Ishmael

2400 Frontage Road

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Rhonda L. Ishmael & Douglas Ishmael

2400 Frontage Road

Klamath Falls, OR 97601

PRD

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8 day of Oct, 2008, by and between

RHONDA L. ISHMAEL, the duly appointed, qualified and acting personal representative of the estate of

JUANITA I. HULL, deceased, hereinafter called the first party, and

**RHONDA L. ISHMAEL and DOUGLAS ISHMAEL, as tenants by the entirety**, hereinafter called the second

party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is 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 second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TO HAVE AND TO HOLD the same unto the said 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 **\$120,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal 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 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.

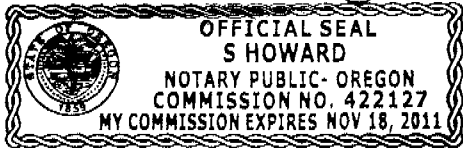
Tax statements shall be mailed to: 2400 Frontage Rd, Klamath Falls, OR 97601

Executed this 8 day of Oct, 2008

Rhonda L. Ishmael PR  
Personal Representative for the Estate of  
JUANITA I. HULL, Deceased.

31amt

STATE OF Oregon, County of Klamath ss.  
This instrument was acknowledged before me on Oct 8, 2008  
by Rhonda S. Schmael as Personal  
Representative for the Estate of Janita J. Hull



S. Howard  
Notary Public of Oregon  
My commission expires Nov 18, 2011

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

All the following described real property in the County of Klamath, State of Oregon, lying Northwesterly of the Dalles-California State Highway 97:

Beginning at an iron pin on the Westerly line of RIVERVIEW subdivision, (located in SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon) which lies North 0° 15' West along said Westerly line of RIVERVIEW a distance of 150 feet from the iron pin which marks the most Southerly corner of Lot 21, Block 7, RIVERVIEW, and running thence continuing North 0° 15' West along the Westerly line of RIVERVIEW, a distance of 362 feet to an iron pin which marks the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence South 89° 45' West along the North line of the SW1/4 SW1/4 of Section 5, a distance of 490 feet to an iron pin; thence South 0° 15' East a distance of 512 feet to an iron pin; thence North 89° 45' East a distance of 290 feet to an iron pin; thence North 0° 15' West a distance of 150 feet to an iron pin; thence North 89° 45' East a distance of 200 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

A tract of land located in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°42' West 490.00 feet; thence South 0°18' East 572.00 feet to the true point of beginning of this description; thence South 0°18' East 145.42 feet, more or less, to the Northwesterly right of way line of Highway 97; thence Northeasterly along said right of way line to a point North 89°42' East from the true point of beginning; thence South 89°42' West to the true point of beginning.