

NTC 83660-DS

2008-015715

Klamath County, Oregon

Grantor:
RUTH ANN HAMMOND, PERSONAL REP.
OF THE ESTATE OF JAMES C. DOWNS



00056622200800157150020025

11/21/2008 03:35:54 PM

Fee: \$26.00

Grantee:
JAMES A. YANDELL AND JODY M.
YANDELL

AFTER RECORDING RETURN TO:
JAMES A. YANDELL

P. O. BOX 468
KENO, OR 97627
PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 19TH day of NOVEMBER, 2008, by and between **RUTH ANN HAMMOND** the duly appointed, qualified and acting personal representative of the estate of **JAMES C. DOWNS**, deceased, hereinafter called the first party, and **JAMES A. YANDELL and JODY M. YANDELL**, 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:

Lot 7, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$143,300.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

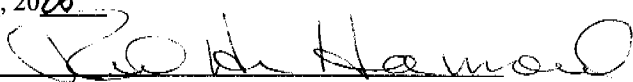
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

26AMT

Tax statements shall be mailed to: James Vandell, P.O. Box 468, Keno, OR 97627

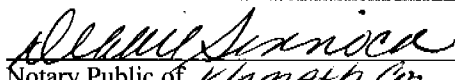
Executed this 20th day of Nov., 2008



RUTH ANN HAMMOND, Personal Representative for the Estate of
JAMES C. DOWNS, Deceased.

STATE OF OR, County of Klamath) ss.

This instrument was acknowledged before me on 11-20-08
by Ruth Ann Hammond as Personal
Representative for the Estate of JAMES C. DOWNS



Notary Public of Klamath Co.
My commission expires 9-8-09

