

2008-016407

Klamath County, Oregon



00057434200800164070020024

12/11/2008 03:30:00 PM

Fee: \$26.00

After recording return to:

Blair M. Henderson

Attorney at Law

404 Main Street, Suite 3

Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Toska Suan Phelps, the duly appointed, qualified, and acting personal representative of the estate of Mattie Sue Borner, deceased, conveys to Toska Suan Phelps and Franklin Charles Borner, as tenants in common, all that real property situated in Klamath County, Oregon, described as follows:

Lot 6 in Block 6 of TRACT NO. 1035, known as GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

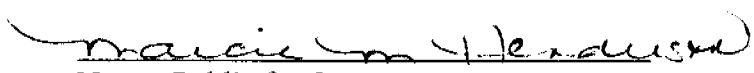
The true and actual consideration for this conveyance is "Estate Distribution."

DATED: Dec. 10, 2008.

TOSKA SUAN PHELPS, Personal
Representative of the Estate of Mattie Sue
Borner, Deceased

STATE OF OREGON)
) ss:
County of Klamath)

On the 10 day of December, 2008, personally appeared the above-named Toska Suan Phelps and acknowledged the above instrument to be her voluntary act and deed as personal representative of the estate of Mattie Sue Borner.


Notary Public for Oregon

My commission expires: 12-8-11

MAIL TAX STATEMENTS TO:

Toska Suan Phelps
Franklin Charles Borner
5148 Ankeny
Klamath Falls, OR 97603



LAWYER FOR PERSONAL REPRESENTATIVE:

Blair M. Henderson
404 Main Street, Suite 3
Klamath Falls, OR 97601
Telephone No. (541) 884-7731
Facsimile No. (541) 882-9828
OSB No. 69074