

2009-000360

Klamath County, Oregon



00058632200900003600020020

01/13/2009 09:53:36 AM

Fee: \$26.00

GRANTOR NAME AND ADDRESS:

Estate Of Marlene Norris Kaler aka
Marlene Fay Kaler aka
Marlene Fay Norris
James R. Kaler, Jr., Personal Representative
5435 Sunnyside Lane
Klamath Falls, OR. 97601

GRANTEE NAME AND ADDRESS:

James R. Kaler Jr. & Lenni Marie Kaler
5435 Sunnyside Lane
Klamath Falls, OR. 97601

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR. 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 12 day of January 2009, by and between James R. Kaler, Jr., Personal Representative of the Estate of Marlene Norris Kaler aka Marlene Fay Kaler aka Marlene Fay Norris, Klamath County Circuit Court Case No. 0703406CV hereinafter called the First Party and James R. Kaler Jr. & Lenni Marie Kaler, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, civilly described as 5435 Sunnyside Lane, Klamath Falls, OR. 97601 and legally described as follows, to-wit:

"A tract of land situated in the NW 1/4 of SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE1/4; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 feet to the point of beginning."

Tax Account No: 3908 012DB 01200

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

"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 paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 12 day of January 2009.

James R. Kaler, Jr.
James R. Kaler, Jr.
Personal Representative of the
Estate of Marlene Norris Kaler aka Marlene
Fay Kaler aka Marlene Fay Norris

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on January 12 2009, by James R. Kaler, Jr., as Personal Representative of the estate of Marlene Norris Kaler aka Marlene Fay Kaler aka Marlene Fay Norris



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-2010