NJC 85770-LW

2009-000373 Klamath County, Oregon



PERSONAL REPRESENTATIVE'S DEED

01/13/2009 11:52:46 AM

Fee: \$31.00

Grantor:

Elizabeth Davis as Personal Representative of the Estate of Virginia Lee Carlisle c/o 803 Main Street - suite 201 Klamath Falls, OR 97601-6070

Grantees:

Alfred and Elizabeth Davis PO Box 204 Bonanza, OR 97623

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C. Attn: Barbara M. Dilaconi, Esq. 803 Main Street, Suite 201 Klamath Falls, OR 97601

Send all property tax statements to:

Alfred and Elizabeth Davis PO Box 204 Bonanza, OR 97623

THIS INDENTURE made this \(\frac{1}{2} \) day of January, 2009, by and between Elizabeth Davis, the duly appointed, qualified and acting personal representative of the estate of Virginia Lee Carlisle, deceased, hereinafter called the first party, and Alfred and Elizabeth Davis, 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 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 situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land located in SE 1/4 NW 1/4 and the SW 1/4, NE 1/4, Section 10, Township 39 South, Range 11 East of the Willamette Meridian in the Town of Bonanza, County of Klamath, State-of-Oregon Please see attached Exhibit "A" Property Tax Id# R604046

Provided, that upon Virginia Lee Carlisle's death the right, title and interest (in fee simple) in said property shall vest in Alfred and Elizabeth Davis, as tenants-in-common.

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-ininterest and assigns forever. The true and actual consideration for this conveyance is the Order of Court entered on January 8, 2009 in the Matter of the Estate of **Virginia Lee Carlisle**, Deceased, Case No. 08-01029CVin the Circuit Court of the State of Oregon for the County of Klamath.

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

31 Amt

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.

IN WITNESS WHEREOF, the first party has executed this instrument.

Elizabeth Davis

Personal Representative

will allo

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 13, 2008 by Elizabeth Davis, as Personal

Representative of the Estate of Virginia Lee Carlisle.

LISA WEATHERBY

COMMISSION NO. 421741 MY COMMISSION EXPIRES NOV 20, 2011 Notary Public for Oregon

My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4, Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the center quarter corner of said Section 10 as established by Survey No. 2388, as recorded in the office of the Klamath County Surveyor; thence North 0 ° 2' 6" West along the North-South center line of said Section, 30 feet; thence South 89 ° 51' 55" East parallel to the East-West center line of said section 148.59 feet; thence North 1 ° 22' 18" West 113.80 feet to a 5/8 inch iron pin; thence North 89 ° 30' 16" West 300.97 feet to a 1/2 inch iron pipe on the drain ditch bank; thence continuing North 89 ° 30' 16" West 20.44 feet to the center line of said drain; thence South 11 ° 56' West along said drain center line 148.94 feet to the East-West center line of said Section 10; thence South 89 ° 51' 55" East 206.35 feet to the point of beginning.



Reference: Title Order No. 0083770 Escrow No. MT83770-LW