

UJL 83770-LW

2009-000373

Klamath County, Oregon



00058647200900003730030033

**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 12 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-in-interest 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. 08-01029CV in 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 A. Davis*

Elizabeth Davis  
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on <sup>January</sup> ~~June~~ 13, 2008 by Elizabeth Davis, as Personal Representative of the Estate of Virginia Lee Carlisle.



*Lisa Weatherby*  
Notary Public for Oregon  
My Commission Expires: 11/20/2011

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  $0^{\circ} 2' 6''$  West along the North-South center line of said Section, 30 feet; thence South  $89^{\circ} 51' 55''$  East parallel to the East-West center line of said section 148.59 feet ; thence North  $1^{\circ} 22' 18''$  West 113.80 feet to a 5/8 inch iron pin; thence North  $89^{\circ} 30' 16''$  West 300.97 feet to a 1/2 inch iron pipe on the drain ditch bank; thence continuing North  $89^{\circ} 30' 16''$  West 20.44 feet to the center line of said drain; thence South  $11^{\circ} 56'$  West along said drain center line 148.94 feet to the East-West center line of said Section 10; thence South  $89^{\circ} 51' 55''$  East 206.35 feet to the point of beginning.