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Nathan J. Ratliff
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905 Main Street, Ste 200
Klamath Falls OR 97601

2009-001431

Klamath County, Oregon



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02/06/2009 12:37:10 PM

Fee: \$31.00

GRANTOR'S NAME AND ADDRESS:

Trudie E. Vurpillat
Estate of Dorothy Evelyn Ager,
aka Dorothy E. Ager
7300 Round Lake Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Trudie E. Vurpillat
7300 Round Lake Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Trudie E. Vurpillat
7300 Round Lake Road
Klamath Falls, OR 97601

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8th day of September, 2008, by and between **TRUDIE E. VURPILLAT**, the duly appointed, qualified and acting personal representative of the estate of **DOROTHY EVELYN AGER, aka DOROTHY E. AGER**, deceased, hereinafter called the first party, and **TRUDIE E. VURPILLAT**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "1"

SUBJECT TO reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

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 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.

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

September 8, 2008
Trudie E. Vurpillat
Trudie E. Vurpillat,
Personal Representative

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8 day of September, 2008, by Trudie E. Vurpillat, as the Personal Representative of the Estate of Dorothy Evelyn Ager, aka Dorothy E. Ager.



Kay Heath

NOTARY PUBLIC FOR OREGON
My Commission expires: *10-27-10*

EXHIBIT "1"

Parcel 1

Beginning at a point on the Section line, 401.22 feet South of the corner common to Sections 21, 22, 27 and 28 in Township 39 South of Range 8, East of the Willamette Meridian; thence, South along said Section line, 825.20 feet to the point of intersection with the Klamath River Wagon Road (County Road) right of way; thence, North 38 degrees 36 minutes East, 675.71 feet along said right of way to an angle point of same; thence, South 82 degrees 54 minutes East, 332.75 feet along same right of way to a point; thence, North 65 degrees 47 minutes West, 825.50 feet to the place of beginning, enclosing an area 4.80 acres, more or less, and being in the Northwest Quarter of the Northwest Quarter of Section 27, in said Township and Range.

Parcel 2

A tract of land situated in the NW¼ of Section 27, Township 39 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a point on the section line common to Sections 27 and 28 of Township 39 South, Range 8 East, of the Willamette Meridian, from which point the corner common to Sections 21, 22, 27, and 28 bears N 00°08'44" E, a distance of 941.85 feet, said point also marking the most southwesterly corner of that tract of land described in Volume 116, at Page 403 of Klamath County Deed Records; thence along the most southerly line of said Volume 116, at Page 403 of Klamath County Deed Records, N 75°33'52" E a distance of 294.31 feet to the True Point of Beginning of this description (N 75°36' E a distance of 295.0 feet as per Vol. 116, Page 403); thence along the easterly line of said Vol. 116 at Page 403, N 38°36'00" E a distance of 217.71 feet; thence along the southerly line of said Vol. 116 at Page 403, S 82°54'00" E a distance of 332.75 feet to the most easterly corner of said Vol. 116 at Page 403; thence S 07°41'16" W a distance 32.94 feet to a point on the centerline of the Klamath River Wagon Road as now constructed; thence along said centerline N 82°18'44" W a distance of 188.60 feet to the point of curvature of a tangent curve to the left having a radius of 200.00 feet; thence continuing along said centerline and curve through a delta angle of 58°37'18" and an arc distance of 204.63 feet (the long chord of which bears S 68°22'37" W a distance of 195.82 feet); thence continuing along said centerline S 39°03'58" W a distance of 96.80 feet; thence leaving said centerline, N 50°56'02" W a distance of 40.79 feet to the True Point of Beginning, containing 0.48 acres, more or less.

The intent of the above description is to describe that tract of land lying southeasterly of and lying southwesterly of Tax Lot R-3908-02700-01300-000 and lying northwesterly of and lying northeasterly of the centerline of the Klamath River Wagon Road as now constructed, all of which as shown on the map of Property Line Adjustment No. 20-05 as submitted to the Office of the Klamath County Surveyor.