

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



PAULINE MIDDLETON

2009-002493

Klamath County, Oregon

First Party's Name and Address

29910 DREWS ROAD
CARAGUE RIVER
OR 97639

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

SAME

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME



00061062200900024930030037

SPACE RESI
FOR
RECORDEF

02/18/2009 02:20:09 PM

Fee: \$31.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated FEBRUARY 18th, 2009, by and between PAULINE MIDDLETON, the duly appointed, qualified and acting personal representative of the estate of GRANVILLE MIDDLETON, deceased, hereinafter called the first party, and PAULINE MIDDLETON, 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:

See Attachment.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

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

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.

Pauline Middleton

Personal Representative

STATE OF OREGON, County of Klamath

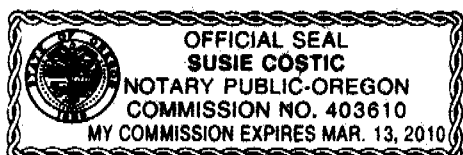
This instrument was acknowledged before me on February 18, 2009, by PAULINE MAVIS MIDDLETON

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

Susie Costic
March 13, 2010

Vol M02 Page 60867
 STATE OF OREGON, 1 cc

Michael E. Long, Inc.
 21065 N.W. Kay Rd.
 North Plains, Oregon 97133
Grantor's Name and Address
 Granville & Pauline Middleton
 8530 SW River Rd.
 Hillsboro OR 97123
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 Granville & Pauline Middleton
 8530 S.W. River Rd.
 Hillsboro OR 97123

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Granville & Pauline Middleton
 8530 S.W. River Rd.
 Hillsboro OR 97123

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 10/25/2002 10:46 a. m.
 Vol M02, Pg 60867-68
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2 Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Granville Middleton and Pauline Middleton
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

(SEE SCHEDULE A, ATTACHED)

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 10/21/02; if grantor 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.

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 30.950.

Michael E. Long
 Michael E. Long

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on 10/21/02

by Michael E. Long

as President

Michael E. Long, Inc.



Mary Ellen Cary
 Notary Public for Oregon
 My commission expires May 7, 2003

SCHEDULE A

60868

LOT 21 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK MORE PARTICULARLY KNOWN AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21; THENCE S 1degree 04' E ACROSS LOT 27 TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF SAID LOT 21 AND THE NORTHERLY RIVER BANK; THENCE S 76degrees 02' 30" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.
