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04/08/2009 03:01:46 PM

Fee: \$26.00

## PERSONAL REPRESENTATIVE'S DEED

## Grantor:

Walter W. Beard, as Personal Representative  
of the Estate of Dora Mae Lake  
PO Box 5533  
Corning, CA 96021

## Grantees:

Walter W. Beard, Charlene Tozzi and Ronald J. Beard  
PO Box 5533  
Corning, CA 96021

## After recording, return to:

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

## Send all property tax statements to:

Walter W. Beard, Charlene Tozzi and Ronald J. Beard  
PO Box 5533  
Corning, CA 96021

THIS INDENTURE made this 6 day of April, 2009, by and between **Walter W. Beard**, the duly appointed, qualified and acting personal representative of the estate of **Dora Mae Lake**, deceased, hereinafter called the first party, and as to a 1/4 interest to **Walter W. Beard**, a 1/4 interest to **Charlene Tozzi**, and a 1/2 interest to **Ronald J. Beard**, all as tenants-in-common, individually, 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 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:

Real property located in Klamath County, Oregon, more particularly described as follows:

N 2 SE 4 SE 4, Section 17, Township 35 South, Range 11 East, W.M., according to the official plat thereon on file in the records of Klamath County, Oregon.

Property Tax ID #790996

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 Judgment of Court entered in the Matter of the Estate of Dora Mae Lake, Deceased, Case No. 08-03849CV in the Circuit Court of the State of Oregon for Klamath County.

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.

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

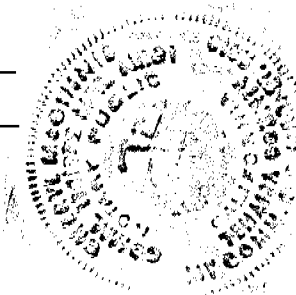
STATE OF CALIFORNIA, County of Marin) ss.

Walter W. Beard  
Personal Representative

This instrument was acknowledged before me on April \_\_, 2009 by Walter W. Beard, as Personal Representative of the Estate of Dora Mae Lake.

see attached notarial  
certificate

Notary Public for California  
My Commission Expires: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Tehama

On 4/6/09 before me, Cheryl McGinnis, Notary Public  
(Here insert name and title of the officer)

personally appeared Walter W. Beard

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he ~~she/they~~ executed the same in his ~~her/their~~ authorized capacity(ies), and that by his ~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cheryl McGinnis

Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Personal representatives Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/6/09

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ☐ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ☐ Indicate title or type of attached document, number of pages and date.
  - ☐ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document