

2009-005556

Klamath County, Oregon



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04/22/2009 10:44:33 AM

Fee: \$31.00

CO-PERSONAL REPRESENTATIVE'S DEED

GRANTORS' NAME & ADDRESS:

Connie M. Frum
Doris M. Yager
1620 Lampman Road
Gold Hill, OR 97525
Co-Personal Representatives of the
Estate of James E. Yager, Deceased

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Doris M. Yager
3230 Partridge Way
Springfield, OR 97477

GRANTEES' NAMES & ADDRESSES:

Connie M. Frum
1620 Lampman Road
Gold Hill, OR 97525

Doris M. Yager
3230 Partridge Way
Springfield, OR 97477

AFTER RECORDING RETURN TO:

Nelson & James
130 N.W. "D" Street
Grants Pass, OR 97526

CONSIDERATION:

The true and actual consideration paid for this transfer, stated in terms of dollars, is ZERO (\$0.00) but is part of the distribution of the Estate of James E. Yager, Deceased, administered under probate case no. 0803229CV.

GRANTORS: Connie M. Frum and Doris M. Yager, Co-Personal Representatives of the Estate of James E. Yager, Deceased, Klamath County Circuit Case No. 0803229CV.

GRANTEES: Connie M. Frum and Doris M. Yager, each a one-tenth (1/10) undivided interest in the real property described herein as co-tenants with each other and all other tenants.

CONVEYANCE:

THIS INDENTURE, made this 2nd day of march, 2009, is by and between Connie M. Frum and Doris M. Yager (and hereinafter referred to as the "Grantors"), who are the duly appointed, qualified and acting co-personal representatives of the Estate of James E. Yager being the "Estate" herein and with James E. Yager being deceased (and referred to as the "Deceased" herein), and Connie M. Frum and Doris M. Yager, as the Grantees each receiving from the Estate of the deceased, James E. Yager, an undivided one-tenth (1/10) interest in the real property described below.

FOR VALUE RECEIVED and the consideration hereinabove stated, the receipt whereof is hereby acknowledged, the Grantors have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, to the Grantees and to the Grantees' successors and assigns, all the estate, right and interest of the Deceased at the time of the Deceased's death, and all the right, title and interest that the Estate, by operation of law or otherwise, may have thereafter acquired in that real property situated in the County of Klamath, State of Oregon, with the tenements, hereditaments and appurtenances anyway appertaining thereto, as described below and incorporated herein by this reference:

East of the Willamette Meridian, TWP 23 RNGE 10, BLOCK SEC 3, East one-half of the Northwest quarter of Section 3, TRACT E2NW4, ACRES 79.84, MS X# 229114 (said real property being also currently described as 152341 Long Prairie Drive, Klamath County, Oregon).

HABENDUM:

TO HAVE AND TO HOLD the same unto the Grantee and the Grantee's heirs and assigns forever.

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 said Grantors, have executed this deed the day and year first above written.

Co-Personal Representatives of the
Estate of James E. Yager, Deceased

Connie M. Frum
Connie M. Frum, Co-Personal Representative

Doris M. Yager
Doris M. Yager, Co-Personal Representative

STATE OF OREGON)
) ss.
County of Josephine)

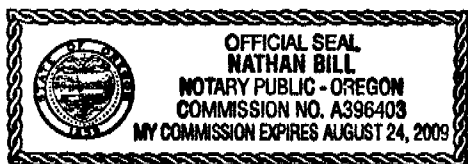
This instrument was acknowledged before me on the 27th day of February 2009, by Connie M. Frum, who is one of the Co-Personal Representatives of the Estate of James E. Yager, Deceased, and on behalf of which estate this instrument was executed.



Margaret C. James
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on the 2nd day of March 2009, by Doris M. Yager, who is one of the Co-Personal Representatives of the Estate of James E. Yager, Deceased, and on behalf of which estate this instrument was executed.



Nathan Bill
Notary Public for Oregon