

MTC 84-707-KR

2009-006005

Klamath County, Oregon



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04/30/2009 03:18:08 PM

Fee: \$26.00

Grantor:

The Estate of Ruby E. O'Neil

210 Grant Street

Merrill, OR 97633

Grantee:

Scott M. and Mary D. Haskins

PO Box 171

Malin, OR 97632

AFTER RECORDING RETURN TO:

Scott M. and Mary D. Haskins

PO Box 171

Malin, OR 97632

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27 day of April, 2009, by and between Thomas O'Neil

the duly appointed, qualified and acting personal representative of the estate of Ruby E. O'Neil, deceased,

hereinafter called the first party, and Scott M. Haskins and Mary D. Haskins, as tenants by the

entirety, 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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of **Klamath**, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION

A portion of the South 1/2 of Tracts 36 and 37 of MERRILL TRACTS, in the county of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the South line of Tract 37, Merrill Tracts, at the Southwest corner of a tract conveyed by James E. Hammond, et ux, to the City of Merrill, as recorded in Volume 321, at page 82, Deed Records of Klamath County, Oregon, for the Southerly extension of Grant Street; thence North along the West line of said Grant Street 25 feet to the true point of beginning; thence continuing North along said West line of Grant Street 132.5 feet to the North line of the South 1/2 of Tract 37, Merrill Tracts; thence West along the North line of the South 1/2 of Tracts 37 and 36 of said Merrill Tracts, 115.9 feet to a point; thence South and parallel to the West line of Grant Street 132.5 feet to a point; thence East on a line 25 feet North of and parallel to the South line of said Tracts 36 and 37, 115.9 feet to the true point of beginning.

TO HAVE AND TO HOLD the same unto the said 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 \$139,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal 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.

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Tax statements shall be mailed to: Scott M. Haskins and Mary D. Haskins, PO Box 171, Malin, OR 97632

Executed this 27th day of April, 2009.

Thomas O'Neil Personal Representative
**Thomas O'Neil, Personal Representative for the Estate of
Ruby E. O'Neil, Deceased.**

STATE OF **Oregon**, County of **Klamath**) ss.

This instrument was acknowledged before me on April 27, 2009
by **Thomas O'Neil** as Personal Representative for the Estate of **Ruby E. O'Neil**

Kristi L. Redd
Notary Public of
11/16/2011
My commission expires

