

2009-006204

Klamath County, Oregon



00065421200900062040020024

05/05/2009 02:57:58 PM

Fee: \$26.00

After Recording Return to:

KYLIE EDMUNSON

5346 Harlan Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
Shall be sent to the following address:

SAME AS ABOVE

ATE 66635

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 16 day of APRIL, 2009, by and between SUSAN E. SNELL the duly appoint, qualified and acting personal representative of the ESTATE OF DONALD JAMES ROSS\*, deceased, hereinafter called the first party, and KYLIE EDMUNSON, 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 the 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 situate in the County of KLAMATH COUNTY, State of Oregon, described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

\* under Clackamas County Probate Case No. P0804058

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$73,000.00.

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 SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

27  
Dated April 16, 2009.

ESTATE OF DONALD JAMES ROSS(deceased)

  
BY: SUSAN E. SNELL,  
PERSONAL REPRESENTATIVE

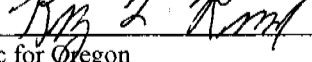
STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on April 27, 2009 by SUSAN E. SNELL who is the Personal Representative of the Estate of DONALD JAMES ROSS, deceased.

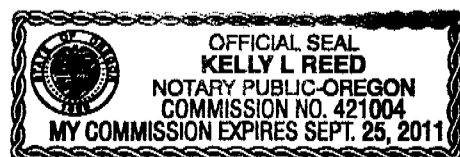
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66635PS

Before me:   
Notary Public for Oregon  
My commission expires:

Official Seal



\$26 ATE

*Exhibit A*

Beginning at a point in the Northeasterly boundaary of Tract 48 of Homedale Tracts, distant 150.4 feet from the Northeasterly corner of said Tract 48; thence Southwesterly at right angles 300 feet, more or less, to a point in the Southwesterly boundary of said Tract 48; thence Northerly along the Southwesterly boundary 72.6 feet, more or less; thence Northeasterly at right angles a distance of 300 feet to a point in the Northeasterly boundary of said Tract 48; thence Southeasterly 72.6 feet to the point of beginning, all being in Tract 48 of Homedale Tracts, Klamath County, Oregon.

CODE: 041 MAP: 3909-011AC TL: 03400 KEY: 549295