

2009-006860

Klamath County, Oregon



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05/15/2009 02:55:33 PM

Fee: \$26.00



After recording return to:
Benjamin L.W. George
5679 Wocus Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Benjamin L.W. George
5679 Wocus Road
Klamath Falls, OR 97601

File No.: 7021-1379130 (DMC)
Date: April 07, 2009

THIS SPACE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Seventh day of April, 2009** by and between **Lawrence L. George** the duly appointed, qualified and acting personal representative of the estate of **Angela F. George**, deceased, hereinafter called the first party and **Benjamin Lyle Warren George**, 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:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is South along the quarter line a distance of 100.28 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89°49' West a distance of 439.75 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West along said Easterly right of way line a distance of 98.4 feet to a point; thence South 89°49' East a distance of 450.07 feet to a point on the North-South quarter line of said Section 7; thence North along said North-South quarter line 97.9 feet to the point of beginning, said tract being in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

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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 **\$110,000.00**.

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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

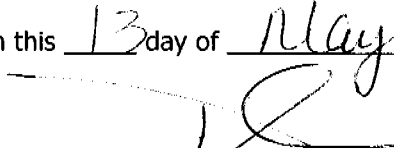
Dated this 13 day of May, 2009.


Lawrence L. George, Personal Representative

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of May, 2009
by **Lawrence L. George**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009