

2009-006961

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Donald V. Combs  
c/o Carole M. Combs  
223 Lytton Street  
Klamath Falls OR 97601



00066275200900069610040048

05/18/2009 03:19:18 PM

Fee: \$36.00

**GRANTEE NAME AND ADDRESS:**

Carole M. Combs  
223 Lytton Street  
Klamath Falls OR 97601

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 18<sup>th</sup> day of May, 2009, by and between **Carole M. Combs, Personal Representative of the Estate of Donald V. Combs, deceased, Klamath County Circuit Court Case No. 0401246CV**, hereinafter called the First Party and **Carole M. Combs**, hereinafter called the Second Party

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described in attached Exhibit A incorporated herein by reference and made a part hereof as though fully set forth.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's 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.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 18th day of May, 2009.

Carole M. Combs

CAROLE M. COMBS, Personal Representative  
of the Estate of Donald V. Combs

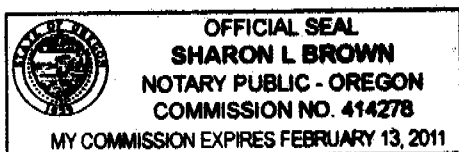
STATE OF OREGON                    )  
  ) ss.  
County of Klamath                 )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2009, by CAROLE M. COMBS as Personal Representative of the Estate of DONALD V. COMBS, deceased.

Sharon L. Brown

Notary Public

My commission expires: 2-13-11



## EXHIBIT A

### I. REAL PROPERTY:

- A. Real property civilly described as 223 and 225 Lytton Street, Klamath Falls, Oregon, and legally described as follows, to-wit:

Lots 7 and 8 of Block 18, North Klamath Falls, according to the plat of said North Klamath Falls on file in Klamath County, Oregon

- B. Real property civilly described as 5188 Peggy Avenue, Klamath Falls, Oregon and legally described as follows, to-wit:

A parcel of land in NE1/4 of SE1/4, Sec. 13 T39S R8E W.M., Klamath County, Oregon. Also lies in East portion of West Klamath Subdivision that has been vacated. More particularly described as thus:

Beginning at a 5/8" Iron Pin located S0°11'W 98.46 feet from the East 1/4 corner of Sec. 13 T39S R8E W.M. Klamath County, Oregon. Thence S0°11'W 600.14 ft. along East line of Sec. 13 to Iron Pin which is also the S.E. corner of the vacated portion of West Klamath Subdivision; Thence S65°28'W 173.44 ft. to an Iron Pin (Record=S65°31'W 173.44). Thence N24°29'W 180.00 ft. to an Iron Pin (Record=N24°29'W 180.0 ft). Thence N65°28'E 5.23 ft. to an Iron Pin; thence N16°25'W 420.0 ft. to an Iron Pin (Record=N16°24'W) this also was center line of 2<sup>nd</sup> Ave. of West Klamath Subdivision which has been vacated. Thence N73°26'E 363.0 ft. (Record=N73°36'E) along said center line to point of beginning. Reserving a strip off land 30.0 feet in width South and parallel to the Northerly line of foregoing described parcel for a perpetual right of way and easement for roadway, power line, sewer line and water line etc. purposes together with the right of ingress and egress thereto.

- C. Various lots near Loma Linda Drive, Klamath Falls, Oregon, and more fully described as follows, to-wit:

- i. Lots 1 through 7, Block 6, lying south of Loma Linda Drive, THE TERRACES, SECOND ADDITION, according to the official plot thereof on file with the Clerk of Klamath County, Oregon.

- ii. Lots 4 through 6, Block 5, lying southerly of Loma Linda Drive, THE TERRACES, according to the official plat thereof on file with the Clerk of Klamath County, Oregon
  - iii. Lots 3 and 4, Block 8, THE TERRACES, SECOND ADDITION, according to the official plat thereof on file with the Clerk of Klamath County, Oregon
  - iv. Lots 7 through 9 and 13 through 18, Block 7, THE TERRACES, SECOND ADDITION, according to the official plat thereof on file with the Clerk Of Klamath County, Oregon
- D. Real property civilly described as being in Nimrod River Park, Klamath County, Oregon and legally described as follows, to-wit:
- Lot 36, Block 64, NIMROD RIVER PARK, 5TH ADDITION, according to the official plat thereof on file with the clerk of Klamath County, Oregon.