

2009-007360

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of Everett William Walton
c/o Charlotte A. Walton
2730 Watson Street
Klamath Falls OR 97603



00066738200900073600030036

05/27/2009 01:34:39 PM

Fee: \$31.00

GRANTEE NAME AND ADDRESS:

DANNY TROY WALTON

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 22 day of May, 2009, by and between **CHARLOTTE A. WALTON, Personal Representative of the Estate of Everett William Walton, deceased, Klamath County Circuit Court Case No. 0804788CV**, hereinafter called the First Party, and **DANNY TROY WALTON**, hereinafter called the Second Party

WITNESSETH:

CHARLOTTE A. WALTON as the surviving spouse and beneficiary of the decedent **Everett William Walton** has executed a Qualified Disclaimer of Interest disclaiming certain specific assets held in joint tenancy, tenancy by the entirety, or other assets of the estate to which she is entitled to receive, said assets to be distributed to her only son and heir, **DANNY TROY WALTON**, pursuant to ARTICLE 5 – RESIDUE, Section 5.2 of the decedent's Will, and in accordance therewith,

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 on Exhibit A, attached hereto and incorporated by this reference herein 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 22 day of May, 2009.

Charlotte A. Walton
CHARLOTTE A. WALTON, Personal Representative
of the Estate of Everett William Walton

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 22 day of ^{May}~~April~~, 2009, by CHARLOTTE A. WALTON as Personal Representative of the Estate of Everett William Walton, deceased.



Neal Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-10

EXHIBIT "A"

Real property located in Klamath County, Oregon, legally described as follows:

Parcel #1

The South half of the Northeast quarter, and the Southeast quarter, all in Section 11, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #2

The South half of the Northeast quarter, and the North half of the Southeast quarter, all in Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #3

The South half of the Southwest quarter, Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #4

The Southwest quarter of the Southeast quarter, Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #5

The North 544' of the Northwest quarter of the Northeast quarter, Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #6

The North half of the Northwest quarter, Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #7

The North Half of the Northeast Quarter, and the East Half of the Northwest Quarter, all in Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.