

WTC 85147-LW

2009-008058

Klamath County, Oregon

Grantor:  
THE ESTATE OF ARTHUR F. WALDEN



00067552200900080580020029

06/10/2009 03:12:45 PM

Fee: \$26.00

Grantee:  
KODY J. FRITZ  
5504 UPLAND DR  
KLAMATH FALLS, OR 97603

AFTER RECORDING RETURN TO:  
KODY J. FRITZ  
5504 UPLAND DR  
KLAMATH FALLS, OR 97603  
PRD

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5TH day of JUNE, 2009, by and between CONNIE C. HADDIX aka **CONSTANCE C. HADDIX** the duly appointed, qualified and acting personal representative of the estate of ARTHUR F. WALDEN, deceased, hereinafter called the first party, and **KODY J. FRITZ**, 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:

Lot 1 in Block 10 of TRACT 1152 - NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$225,000.00. 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.

Tax statements shall be mailed to: 5504 UPLAND DR. KLAMATH FALLS, OR 97603

Executed this 8 day of June, 2009

  
Personal Representative for the Estate of  
ARTHUR F. WALDEN, Deceased.

STATE OF \_\_\_\_\_, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by CONNIE C. HADDIX as Personal Representative for the Estate of ARUTHUR F. WALDEN

Notary Public of \_\_\_\_\_  
My commission expires \_\_\_\_\_

SR

Please see attached  
CA acknowledgment

20Amf

# California All-Purpose Acknowledgment

State of California

County of ORANGE

} ss.

On JUNE 8, 2008 before me, SARAH RAMOS, NOTARY PUBLIC  
Name and Title of Notary Public

personally appeared CONNIE C. HADDIX AS PERSONAL

REPRESENTATIVE OF THE ESTATE OF ARTHUR F. WALDEN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sarah Ramos

Signature of Notary Public



This area for official notarial seal

(Optional) My commission expires on: 12/11/2011

(Optional) Phone No.: 714-504-6046