

2009-011221

Klamath County, Oregon

AFTER RECORDING RETURN TO:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504



00071391200900112210020025

08/21/2009 09:21:22 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:
BERNIECE L. ETCHEVERS
29270 DOAK ROAD
CHILQUIN, OREGON 97624

DEED OF PERSONAL REPRESENTATIVE

BERNIECE L. ETCHEVERS, Personal Representative of the estate of RUTH ERICKSEN, deceased, grantor, conveys to MARCINE A. VANDERHOFF *as to an undivided 1/3 interest*, and BERNIECE L. ETCHEVERS, *as to an undivided 1/3 interest*, and DELLA M. HARREGUY *as to an undivided 1/3 interest*, grantee, the following described real property located in Klamath County, Oregon:

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, containing 10 acres, more or less, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of and situated in the North one-half of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a 1/2" iron rod; thence North 01°41'17" East 100.00 feet to a 1/2" iron rod; thence North 89°27'57" East 400.00 feet to a 1/2" iron rod; thence South 01°41'17" West 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 307.26 feet to a 1/2" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a 1/2" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, containing 0.79 acres, more or less, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East, 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 75.00 feet; thence South 80°27'57" West 457.71 feet to the point of beginning. ∞

The true and actual consideration for this conveyance is \$0.00 [see ORS 93.030]

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.

DATED: JULY 30, 2009

Berniece L. Etchevers
BERNIECE L. ETCHEVERS,
PERSONAL REPRESENTATIVE

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On July 30, 2009 before me, the undersigned, a Notary Public in and for said County and State, personally appeared BERNIECE L. ETCHEVERS, PERSONAL REPRESENTATIVE known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

[Signature]
Notary Public for Oregon
My Commission expires: 10/31/2011

