

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MELBA D. WINDSOR
2964 Summers Lane
Klamath Falls OR 97603

First Party's Name and Address

2009-012129

Klamath County, Oregon



00072471200900121290030037

SPACE RE
FOR
RECORDED

09/10/2009 02:27:35 PM

Fee: \$31.00

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

PATRICIA WINDSOR
3310 BRISTOL
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PATRICIA WINDSOR
3310 BRISTOL
Klamath Falls OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated SEPTEMBER 10TH 2009, by and
between PATRICIA A. WINDSOR
the duly appointed, qualified and acting personal representative of the estate of MELBA D. WINDSOR
and PATRICIA A. WINDSOR, deceased, hereinafter called the first party,
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:

SEE ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ GIFT. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

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, 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.

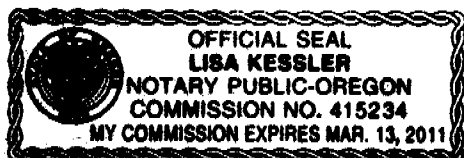
Patricia Ann Windsor

Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 10, 2009
by Patricia A. Windsor

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Lisa Kessler
Notary Public for Oregon

My commission expires Mar. 13, 2011

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ANDREW GRANT PERRY, a single man; FRANK S. PERRY and ANNE S. PERRY, husband and wife,

hereinafter known as grantors, for and in consideration of

the sum of Ten and 00/100 Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto CASS WINDSOR and MELBA WINDSOR, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E. W. M., more particularly described as follows: Beginning at a point North 1 $\frac{1}{4}$ W. 30 feet and South 89 $\frac{1}{4}$ W. 30 feet from the SE corner of said Section 3; thence South 89 $\frac{1}{4}$ W. 120 feet to a point; thence North 1 $\frac{1}{4}$ W. 125 feet to a point; thence North 89 $\frac{1}{4}$ W. 120 feet to a point; thence North 1 $\frac{1}{4}$ W. 100 feet; thence South 89 $\frac{1}{4}$ W. 538 feet; thence North 1 $\frac{1}{4}$ W. 75 feet; thence North 89 $\frac{1}{4}$ W. to the Easterly line of the K.L.D. Drain; thence SW along the Easterly line of said Drain to a point that is North 1 $\frac{1}{4}$ W. 30 feet from the South Section line of said Section 3 when measured at right angles thereto; thence North 89 $\frac{1}{4}$ E. to the point of beginning; EXCEPTING THEREFROM any portion lying within Summers Lane or Hilyard Avenue.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any; rules, regulations, liens and assessments of South Suburban Sanitary District; rights of the public in and to any portion of the above described property lying within the limits of roads or highways.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seal this 7th day of May 19 64.

STATE OF OREGON,
County of Klamath

BE IT REMEMBERED, That on this 7th day of May A. D. 19 64, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew Grant Perry, a single man; Frank S. Perry and Anne S. Perry, husband and wife,

who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANGING & GANONG
Fort Federal Building
Klamath Falls, Oregon

Notary Public for Oregon
My Commission Expires Aug 22 1965



STATE OF OREGON, COUNTY OF KLAMATH ss.

This instrument is a copy of the original of this 8th day of May A.D. 1964, and duly recorded in Vol. 352 of the County of Klamath, Oregon.

24081

BARGAIN AND SALE DEED

Vol. 77 Page 626

KNOW ALL MEN BY THESE PRESENTS, That Beverly Rice

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Cass W. Windsor and Melba D. Windsor, husband and wife hereinafter called grantees, and unto grantees heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The rectangular Northerly 12 feet of the following described property:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point North 1 $^{\circ}$ 14' West 30 feet and South 89 $^{\circ}$ 26' West 30 feet from the Southeast corner of said Section 3; thence South 89 $^{\circ}$ 26' West 120 feet to a point; thence North 1 $^{\circ}$ 14' West 125 feet to a point; thence North 89 $^{\circ}$ 26' East 120 feet to a point; thence South 1 $^{\circ}$ 14' East 125 feet to the point of beginning.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantees and grantees heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 400.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of January, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Beverly Rice

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
January 12, 1977

Personally appeared the above named

Beverly Rice

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 1/6/79

STATE OF OREGON, County of) ss.

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Beverly Rice

GRANTOR'S NAME AND ADDRESS

Cass & Melba Windsor
2964 Summers Lane
Klamath Falls, Oregon 97601

After recording return to:

Cass & Melba Windsor
2964 Summers Lane
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:

Cass & Melba Windsor
2964 Summers Lane
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of JANUARY, 1977, at 3:24 o'clock P.M., and recorded in book M 77 on page 626 or as file/reel number 24081

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel May Deputy
Recording Officer

FEE \$ 3.00