

2009-012187

Klamath County, Oregon



00072544200900121870030038

09/11/2009 03:27:43 PM

Fee: \$31.00

GRANTOR NAME AND ADDRESS:

Estate of Angela Faithe George
c/o Lawrence L. George
6111 Wocus Road
Klamath Falls OR 97601

GRANTEE NAME AND ADDRESS:

Lawrence L. George
6111 Wocus Road
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

Returned @ Counter

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 11 day of September, 2009, by and between **Lawrence L. George, Personal Representative of the Estate of Angela Faithe George, deceased, Klamath County Circuit Court Case No. 0504916CV**, hereinafter called the First Party and **Lawrence L. George**, 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 11
day of September, 2009.


LAWRENCE L. GEORGE, Personal Representative
of the Estate of Angela Faith George

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 11 day of September,
2009, by LAWRENCE L. GEORGE as Personal Representative of the Estate of ANGELA FAITHE
GEORGE, deceased.



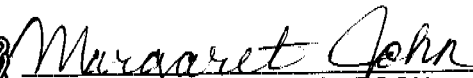

NOTARY PUBLIC FOR OREGON
My commission expires: 9-12-10

EXHIBIT A

PARCEL 1:

All of decedent's interest, consisting of an undivided one-half interest in that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to wit:

Beginning at a point that lies 620.44 feet North and 156 feet East from the iron pipe that marks the center of Section 7 Township 38 South Range 9 East of the Willamette Meridian, thence North parallel to the 1/4 line a distance of 388.66 feet to a point on the Southerly right of way line of Uhrman Road. Then in a Southeasterly direction a distance of 704 feet along the Southerly right of way of Uhrman Road thence South 0° 18" West parallel to the forty line a distance of 70 feet then South 89° 49" West parallel to the forty line a distance of 604 feet to the point of beginning. Said tract contains 3.5 acres more or less in the SW1/4 NE1/4 of Section 7 Township 38 Range 9 East of the Willamette Meridian.

PARCEL 2:

A parcel of land in the E1/2 of NW1/4, Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of SE1/4NW1/4 of Section 7, Twp. 38 South, Range 9 East, W.M., which lays South along the quarter line a distance of 216.9 feet from the Northeast corner of said SE1/4NW1/4 of Section 7 which is also center line of County Road; thence North 71°30' West a distance of 134.0 feet along center line of County Road; then North; 56°15' West a distance of 90.0 feet along center line of County Road; thence North 37°30' West a distance of 200.0 feet along center line of County Road to center line of Old Highway; thence North 13°30' West a distance of 125.40 feet along center line of Old Highway; thence East a distance of 353.0 feet to East line of NW1/4 of Section 7; thence South along said East line of NW1/4 of Section 7 a distance of 373.33 feet to the point of beginning.

EXCEPTING THEREFROM the North 120 feet of said Tract.

SUBJECT TO reservations and restrictions of record, and easement and rights-of-way of record and those apparent on the land.

PARCEL 3:

The N 1/2 N 1/2 NE 1/4 SE 1/4 lying Easterly of the Road in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT A