

2009-013912

Klamath County, Oregon



00074610200900139120020026

10/28/2009 09:58:17 AM

Fee: \$42.00

After Recording Return To:

Angela Suty
2360 South Sixth Street
Klamath Falls, OR 97601

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

Angela Suty
2360 South Sixth Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Angela Suty, personal representative of the estate of Allan Dean Ezell, deceased, grantor, conveys to Angela Suty, grantee, all that real property situated in Klamath County, Oregon, described as follows:

All of that portion of Lot 70, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly line of Sixth Street, at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 358.7 feet and West 17.5 feet to an iron pipe which is the True Point of Beginning; thence West 109.97 feet to an iron pipe; thence South 295.3 feet to an iron pipe; thence on an 11 degree 30' curve to the left a distance of 52.5 feet more or less to an iron pipe; thence East a distance of 107.71 feet to an iron pipe; thence North a distance of 347.8 feet to the True Point of Beginning, containing approximately 38,430 square feet. All as shown on Signal Oil Company Drawing C-944, dated April, 1946.

An easement and right of way over and across that certain property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as: All that portion of Lot 70 of ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 706.5 feet, thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the Point of Beginning, for the purpose of ingress and egress from that certain parcel of land described in Parcel I herein.

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.

Returned @ Counties

The true and actual consideration for this conveyance is \$-0-.

DATED: October 27, 2009.

Angela D. Suty personal
Angela Suty, Personal Representative of the representative
Estate of Allan Dean Ezell of the Estate
of Allan Dean
Ezell

STATE OF OREGON)
) ss:
County of Klamath)

On the 27 day of October, 2009, personally appeared the above-named Angela Suty and acknowledged the above instrument to be her voluntary act and deed as personal representative of the Estate of Allan Dean Ezell.

SUBSCRIBED AND SWORN TO before me on October 27 2009.



Melinda Holden
Notary Public for Oregon
My commission expires: March 26, 2011

Angela Suty, Personal Representative of the
Estate of Allan Dean Ezell, Grantor,
to
Angela Suty, Grantee.