

2009-015090

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of Hoy Dillard Johnson
c/o Maxine Jean Hicks
2849 Foothills
Klamath Falls OR 97603



00075981200900150900030034

11/25/2009 11:31:13 AM

Fee: \$47.00

GRANTEE NAME AND ADDRESS:

Cassandra Lee Johnson
c/o Richard H. Marlatt
Court Appointed Guardian
500 Summers Lane #31
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 26th day of October, 2009, by and between **Maxine Jean Hicks, Personal Representative of the Estate of Hoy Dillard Johnson, deceased, Klamath County Circuit Court Case No. 0601121CV**, hereinafter called the First Party and **Cassandra Lee Johnson, by and through her Guardian, Richard H. Marlatt**, 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 as follows, to wit:

See Exhibit A attached hereto

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 26th day of Oct., 2009.

Maxine Jean Hicks
MAXINE JEAN HICKS, Personal Representative
of the Estate of Hoy Dillard Johnson

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 26th day of October, 2009, by MAXINE JEAN HICKS as Personal Representative of the Estate of HOY DILLARD JOHNSON, deceased.

Sharon L. Brown
Notary Public for Oregon
My commission expires: 2-13-11

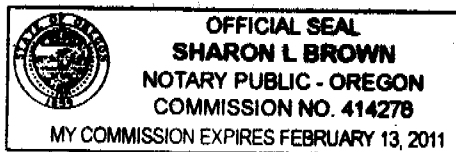


EXHIBIT A

PARCEL 1

A tract of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willametter Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North along the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ 20 feet; thence South 89 degrees 39 feet West 314.1 feet to the true point of beginning; thence continuing South 89 degrees 39 feet West 21 feet; thence North parallel to the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ 14 feet; thence North 89 degrees 39 feet East 21 feet; thence South 0 degrees 19 feet East 14 feet to the point of the beginning.

PARCEL 2

Parcel 2 of MLP12-83 according to the official plat thereof on file with the Clerk of Klamath County, Oregon