

**2009-015091**

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

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



00075982200900150910030031

11/25/2009 11:32:13 AM

Fee: \$47.00

**GRANTEE NAME AND ADDRESS:**

Janet Marie Johnson  
2861 Foothills  
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 26<sup>th</sup> 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 **Janet Marie Johnson**, 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 26<sup>th</sup> 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 26<sup>th</sup> 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 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of the said NW 1/4 NW 1/4; thence North 00° 19' West 20 feet to a point on the Northerly right of way line of the County Road (Beverly Heights Road); thence continuing North 00° 19' West 584.5 feet; thence South 43° 53' West 347.95 feet to a pipe, being the true point of beginning of this description; thence North 88° 49' West 50.00 feet; thence South 01° 11' West 42.22 feet; thence South 88° 49' East 11.04 feet to a pipe being the most Westerly point of that tract of land described in Deed Volume 208, page 353, shown as Parcel 1, as recorded in the Klamath County Deed Records; thence North 43° 55' East 57.45 feet to the true point of beginning.

PARCEL 2

A tract of land within that parcel of real property in the NW 1/4 of NW 1/4 of Sec. 34, Twp. 38 S. R. 9 E.W.M., described in Vol. 281, page 166 of Deed Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the 1/16 corner in the center of the NW 1/4 of Sec. 34, Twp. 38 S. R. 9 E.W.M., thence North 0° 19' West 20 feet to the true point of beginning, said true point of beginning being on the northerly right of way boundary of the County Road (Beverly Heights Road) and the Westerly property line of Harvey Johnson; thence North 0° 19' West along said property line a distance of 584.5 feet; thence South 43° 53' West 347.95 feet; thence continuing South 43° 53' West, 57.45 feet; thence South 51° 49' East 87.55 feet; thence South 0° 19' East 99.5 feet; thence North 89° 39' East 200.0 feet; thence South 0° 19' East 140.0 feet to the Northerly right of way boundary of the above said County Road; thence Easterly along said boundary 14.1 feet, more or less, to the true point of beginning.

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