

2009-015116

Klamath County, Oregon



00076011200900151160020022

11/27/2009 08:16:09 AM

Fee: \$42.00

After Recording Return To:

Michael R. Sandoval, P.C.

522 SW Fifth Avenue

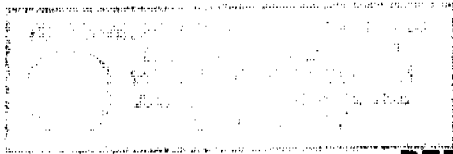
Suite 1110

Portland, OR. 97204

**Until a change is requested,
all tax statements shall be
sent to:**

No change.

Tax Acct. No. 414947



PERSONAL REPRESENTATIVE'S DEED

Michael R. Sandoval, the Personal Representative of the **Estate of Charles Hemmingway, Deceased (Circuit Court of the State of Oregon, Klamath County, Case No. 0802228CV)**, does hereby convey to **Michael R. Sandoval, PC**, an Oregon professional corporation, all right title and interest of **Charles Hemmingway, deceased**, in and to the real property and improvements thereon having the street address: **315 Commercial St., Klamath Falls, OR 97601**; and the legal description:

**Lots 9C and 9D, Block 4, RAILROAD ADDITION to
the City of Klamath Falls, County of Klamath, State of Oregon.**

The true consideration for this conveyance, stated in terms of dollars, is **\$-0-**;
this deed is pursuant to the administration of the aforesaid decedent's estate.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 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 91.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS

30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

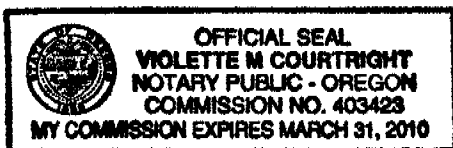
IN WITNESS WHEREOF, Michael R. Sandoval, Personal Representative of the Estate of Charles Hemmingway, Deceased, has signed this Personal Representative's Deed this 23 day of November, 2009.


Michael R. Sandoval, Personal Representative

STATE OF OREGON)
) ss.
County of Multnomah)

ON THIS 23 day of November, 2009, before me appeared Michael R. Sandoval, who, in his capacity as Personal Representative, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




NOTARY PUBLIC FOR OREGON
My commission expires: 3/31/2010