

2009-016094

Klamath County, Oregon



00077159200900160940020020

12/24/2009 12:15:56 PM

Fee: \$42.00

After Recording Return to:
BRIAN D. SMITH and JESSICA C. SMITH
35819 SOUTH CHILOQUIN ROAD
CHILOQUIN, OR 97624
Until a change is requested all tax statements
Shall be sent to the following address:
BRIAN D. SMITH and JESSICA C. SMITH
35819 SOUTH CHILOQUIN ROAD
CHILOQUIN, OR 97624

PERSONAL REPRESENTATIVE'S DEED

ATE 67288

THIS INDENTURE made this 23RD day of DECEMBER, 2009, by and between TINA MARIE MILLER, the duly appoint, qualified and acting personal representative of the ESTATE OF EDITH M. PORCIELLO, deceased, hereinafter called the first party, and BRIAN D. SMITH and JESSICA C. SMITH, tenants by the entirety, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situate in the County of KLAMATH COUNTY, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$119,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated December 23, 2009.

ESTATE OF EDITH M. PORCIELLO

by: TINA MARIE MILLER, PERSONAL REPRESENTATIVE,

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Dec. 23, 2009 by TINA MARIE MILLER, who is the Personal Representative of the Estate of EDITH M. PORCEILLO, deceased.

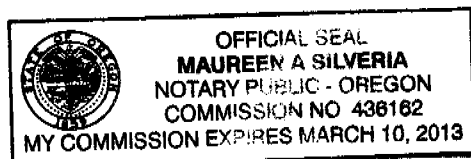
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67288MS

Before me: Maureen A. Silveria
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



A-42-

Exhibit A

A parcel of land situate in Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28; thence along the North line of Lot 28, South $89^{\circ} 53 \frac{3}{4}'$ East 666.88 feet to the true point of beginning of this description; thence continuing along the North line of Lot 28, 333.44 feet to a point; thence South to a point on the South line of Lot 28, that bears South $89^{\circ} 49 \frac{3}{4}'$ East 1001.25 feet from the Southwest corner of said Lot 28; thence along the South line of Lot 28 North $89^{\circ} 49 \frac{3}{4}'$ West 333.75 feet to a point; thence North to the true point of beginning.

TOGETHER WITH access easement recorded January 18, 2000 in Book M-00 at Page 1696, Microfilm Records of Klamath County, Oregon.

CODE: 118 MAP: 3507-009C0 TL: 01300 KEY: 232420