

NTC 80571-LW

2009-016198

Klamath County, Oregon

Grantor:
The Estate of Viola Phelps
4216 Lombard
Klamath Falls, OR 97603



12/29/2009 11:15:54 AM

Fee: \$37.00

Grantee:
James B. Dryer Jr. and Jenny W. Dreyer
4817 Driftwood Drive
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

SAME AS ABOVE

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 23rd day of Dec, 2009, by and between Lynette G. Harvey

the duly appointed, qualified and acting personal representative of the estate of Viola Phelps, deceased, hereinafter

called the first party, and **JAMES B. DREYER JR. and JENNY W. DREYER**, as tenants by the

entirety, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is 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 second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 2, Block 6, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$164,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal 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 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.

Tax statements shall be mailed to: 4817 Driftwood Drive, Klamath Falls, OR 97603

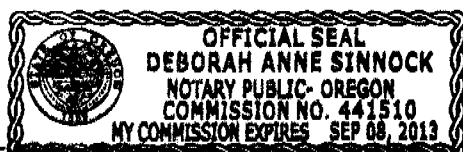
Executed this 23rd day of Dec, 2009

Lynette G. Harvey, Personal Representative for the Estate of
Viola Phelps, Deceased.

STATE OF OR, County of Klamath ss.

This instrument was acknowledged before me on 12-23, 09 by Lynette G. Harvey,
Personal Representative for the Estate of Viola Phelps.

Notary Public of Deborah Anne Sinnock
My commission expires 9-3-13



BTAMJ