

NTC 8d652-MS

2010-000226

Klamath County, Oregon



00077688201000002260010016

Grantor:

The Estate of Lloyd Neil Slover

01/07/2010 11:22:30 AM

Fee: \$37.00

Grantee:

Carl Sell, et al

AFTER RECORDING RETURN TO:

Carl Sell, et al

308 White Oak Circle

Medford, OR 97504

PRD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this **5th** day of **January, 2010**, by and between **Joseph R. Mountain**, the duly appointed, qualified and acting personal representative of the estate of **Lloyd Neil Slover** deceased, hereinafter called the first party, and **Carl L. Sell and Jennifer A. Sell, husband and wife and Kristen Federico not as tenants in common, but with right of survivorship**, 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:

The Westerly 77 feet of the Easterly 280 feet of Lots 7 and 8 HOMELAND TRACTS NO. 2, 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 **\$40,000.00**.

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: Carl L. Sell, 308 White Oak Circle, Medford, OR 97504

Executed this

7th

day of

January, 2010

Personal Representative for the Estate of
Lloyd Neil Slover, Deceased.

STATE OF

OR

County of

Klamath

ss

7

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This instrument was acknowledged before me on

by Joseph R. Mountain, as Personal Representative for the Estate of Lloyd Neil Slover, deceased



Notary Public of

State of OR

Klamath County

My commission expires

12/20/10

37Amf