

MTC 84841-SH

Grantor:
THE ESTATE OF WILLIAM S. BECHEN

2010-001938
Klamath County, Oregon



02/05/2010 02:25:09 PM Fee: \$57.00

Grantee:
RICHARD C. WHITLOCK & CARLA
WHITLOCK

AFTER RECORDING RETURN TO/SEND
TAX STATEMENTS TO:
RICHARD C. WHITLOCK & CARLA
WHITLOCK
P.O. BOX 1584
KLAMATH FALLS, OR 97601

PRD r.012910

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 2ND day of FEBRUARY, 2010, by and between WILLIAM S. BECHEN, JR. the duly appointed, qualified and acting personal representative of the estate of WILLIAM S. BECHEN, deceased, hereinafter called the first party, and **RICHARD C. WHITLOCK and CARLA WHITLOCK, 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:

Lots 17, 18, 19 and 20, Block 14, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, 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 \$197,500.00. 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.

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Executed this 3rd day of Feb, 2010

W S Bechen Jr
WILLIAM S. BECHEN, JR., Personal Representative
for the Estate of WILLIAM S. BECHEN, DECEASED.

STATE OF Oregon, County of Lane) ss.

This instrument was acknowledged before me on Feb 3rd, 2010

by William S. Bechen Jr. as Personal
Representative for the Estate of William S. Bechen Sr.



C Bottineau
Notary Public of Oregon
My commission expires 07/23/11

RECEIVED

JUL 8 2009
LANE CO. CIRCUIT COURT

FILED
AT 9:30 O'CLOCK A. M.

JUL 16 2009

Circuit Court For Lane County, Oregon
BY [Signature]

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR LANE COUNTY - PROBATE DEPARTMENT

In the Matter of the Estate of
WILLIAM S. BECHEN, SR.
Deceased.

Case No. 5D-09-14001

LIMITED JUDGMENT ADMITTING
WILL TO PROBATE AND APPOINTING
PERSONAL REPRESENTATIVE

The Court accepts the Petition of William S. Bechen, Jr., for probate of the Will of the above-named Decedent.

IT IS THEREFORE ORDERED AND ADJUDGED:

1.

The Decedent's Will dated August 5, 1999, is hereby admitted to probate.

2.

William S. Bechen, Jr. is appointed Personal Representative of the Decedent's estate.

3.

The Personal Representative is not required to file a bond and Letters Testamentary shall be issued forthwith to the Personal Representative in the manner provided by law.

DATED: July 16, 2009

[Signature]
Probate Judge

1 - LIMITED JUDGMENT ADMITTING WILL TO PROBATE

1 PERSONAL REPRESENTATIVE:

2 William S. Bechen, Jr.
3 84193 Lorane Highway
4 Eugene, Oregon 97405
5 Phone: (541) 343-3981

6 ATTORNEY FOR PERSONAL REPRESENTATIVE:

7 Alan R. Buchalter - OSB No.92242
8 399 East 10th Avenue
9 Eugene, Oregon 97401
10 Phone: (541) 484-4414 / 741-6878
11 Fax: (541) 741-7495
12 E-mail: <arblaw88@comcast.net>

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CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL DOCUMENT CONSISTING OF
2 PAGES, WHICH IS FILED IN
THIS OFFICE AND OF WHICH I AM THE
LEGAL CUSTODIAN.

DATED 1/6/10
CIRCUIT COURT

Lane County, Oregon

By [Signature]

