

2010-002821

Klamath County, Oregon



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03/02/2010 11:19:24 AM

Fee: \$42.00

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS
SHOULD BE SENT TO THE FOLLOWING ADDRESS:

Judith K. Martin
2064 Van Ness Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Donald R. Crane
Attorney at Law
37070 Highway 62
Chiloquin, OR 97624

DEED OF PERSONAL REPRESENTATIVE

Angela Suty, personal representative of the estate of Allan Dean Ezell, deceased, grantor, conveys to Judith K. Martin, grantee, all that real property situated in Klamath County, Oregon, described as follows:

Real Property civilly described as 2064 Van Ness Street, Klamath Falls, Oregon, being legally described as: Lots 16 and 17 in Block 7 of Hillside Addition to the City of Klamath Falls according to the Official Plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon. Also a portion of Lot 15, Block 7 in Hillside Addition to the City of Klamath Falls, described as follows: Beginning at the Southeast corner of said Lot 15; Thence Southwesterly along the Southeasterly boundary of Lot 15 a distance of 40 feet; thence North 15 degrees 04 minutes East 37.4 feet to a point on the Northeasterly boundary of said Lot 13; thence Southeasterly along the Northeasterly boundary of said Lot 15. 37.0 feet to the point of beginning. Also that portion of Lot 15 in Block 7 of Hillside Addition to the City of Klamath Falls, described as follows: Beginning at the Northeast corner of said lot 15; thence West along the South line of Van Ness Avenue 18 feet; thence Southeasterly to a point on the Northeasterly boundary of said Lot 15 which point is 42.0 feet Southeasterly from the Northeast corner of said Lot 15; thence Northwesterly along the Northeasterly boundary of said lot 15, 42.0 feet to the point of beginning. Also the Northwesterly one-half of that portion of vacated Lawrence Street adjacent to said Lot 17 and the Northeasterly 10 feet of Lot 16. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Subject to that certain Deed of Trust dated May 14, 2007, among Allen Dean Ezell ("Grantor"); Sterling Savings Bank, 2300 Madison Street, Klamath falls, OR 97603 (REFERRED TO SOMETIMES AS "Lender" and sometimes as "Beneficiary"); and Brad Williams c/o UPF Incorporated, a Washington Corporation, whose address is 910 West Boone Avenue, Spokane, WA 99201 (referred to as "Trustee"); in the original principal amount of \$154,500, with interest thereon, which Disclaimant assumes and agrees to pay according to its terms.

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

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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.

The true and actual consideration for this conveyance is \$-0-.

DATED: February 10, 2010.

Angela Suty
Angela Suty, Personal Representative of the
Estate of Allan Dean Ezell

STATE OF OREGON)
) ss:
County of Klamath)

On the 10 day of February, 2010, personally appeared the above-named Angela Suty and acknowledged the above instrument to be her voluntary act and deed as personal representative of the Estate of Allan Dean Ezell.

SUBSCRIBED AND SWORN TO before me on February 10, 2010.



Ginger Hixon
Notary Public for Oregon
My commission expires: June 27, 2010

Angela Suty, Personal Representative of the
Estate of Allan Dean Ezell,
to
Judith K. Martin,

Grantor,

Grantee.