

2010-003471

Klamath County, Oregon



00081456201000034710030031

03/18/2010 03:08:53 PM

Fee: \$47.00



After recording return to:

Until a change is requested all tax statements shall be sent to the following address:

File No.: 7021-1480607 (ALF)

Date: March 17, 2010

THIS SPACE

1st 1480607

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this ^{Seventeenth} ~~Sixteenth~~ day of March, 2010 by and between Douglas M Fellows the duly appointed, qualified and acting personal representative of the estate of Bernice L Walker, deceased, hereinafter called the first party and Stacy Ray, 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 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 situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second 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 \$82,500.00.

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.

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APN: R496323	Personal Representative's Deed - continued	File No.: 7021-1480607 (ALP) Date: March 17, 2010
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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, OF CHAPTER 424, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17 day of March, 202010



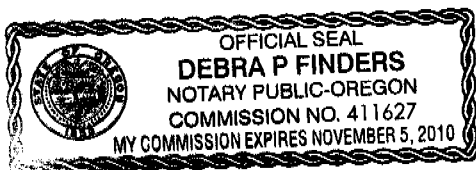
Douglas M Fellows

STATE OF Oregon

County of Klamath ¹⁵⁵ Multnomah

This instrument was acknowledged before me on this 17 day of March, 2010
by **Douglas M Fellows**.





Notary Public for Oregon
My commission expires:

11.5.2010

APN: R496323	Statutory Warranty Deed	File No.: 7021-1480607 (ALF)
	- continued	Date: 02/23/2010

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING A PORTION OF THE VACATED PORTIONS OF WEST KLAMATH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89° 39' WEST 1058.26 FEET TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 40 OF VACATED WEST KLAMATH; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF VACATED LOT 6 TO THE CENTER LINE OF VACATED HOLLIDAY DRIVE; THENCE NORTH 89° 34' WEST ALONG SAID CENTER LINE TO ITS INTERSECTION WITH THE EASTERLY LINE OF 2ND STREET; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF 2ND STREET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 31 OF VACATED WEST KLAMATH; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF VACATED LOT 7 A DISTANCE OF 130 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 31, VACATED WEST KLAMATH; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 170 FEET TO THE EAST LINE OF VACATED 1ST STREET, THENCE SOUTHEASTERLY ALONG THE EAST LINE OF VACATED 1ST STREET, 200 FEET TO THE NORTH LINE OF 3RD AVENUE; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF 3RD AVENUE 170 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 31, OF VACATED WEST KLAMATH; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID VACATED LOT 11, 200 FEET TO THE POINT OF BEGINNING.

ALSO REFERRED TO AS LOTS 11, 12, 13, 14, BLOCK 31 OF VACATED WEST KLAMATH, TOGETHER WITH THAT PORTION OF VACATED 1ST STREET ADJACENT TO SAID LOTS.