

2010-006081

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of Evelyn Ruth Hagelstein
aka Ruth Evelyn Hagelstein
c/o Neal G. Buchanan, Personal Rep.
435 Oak Avenue
Klamath Falls OR 97601



00084458201000060810040044

05/19/2010 10:49:56 AM

Fee: \$52.00

GRANTEE NAME AND ADDRESS:

Brent M. Buchanan
2186 N. Kamiakan Drive
Cornelius OR 97113

Dana N. Pine
914 Alabama Street
Sulphur Springs TX 75482

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 12th day of May, 2010, effective the 1st day of November, 2009, by and between **Neal G. Buchanan, Personal Representative of the Estate of Evelyn Ruth Hagelstein aka Ruth Evelyn Hagelstein, deceased, Klamath County Circuit Court Case No. 0904570CV**, hereinafter called the First Party and **Brent M. Buchanan and Dana N. Pine**, each as to an undivided one-half interest as tenants in common, hereinafter called the Second Party

WITNESSETH:

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

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 12 day of May, 2010.

Neal G. Buchanan

NEAL G. BUCHANAN, Personal Representative
of the Estate of Evelyn Ruth Hagelstein aka
Ruth Evelyn Hagelstein

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 12th day of May, 2010, by NEAL G. BUCHANAN as Personal Representative of the Estate of EVELYN RUTH HAGELSTEIN aka RUTH EVELYN HAGELSTEIN, deceased.

Sharon L. Brown

Notary Public for Oregon

My commission expires: 2-13-11

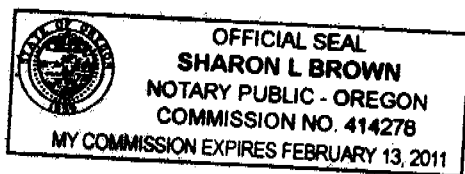


EXHIBIT A

PARCEL 1:

Lots 39 and 40 of First Addition to Algoma, Oregon, according to the official plat thereof, and also,

Beginning at a point North 56°30' West 525 feet from the Northeast corner of Lot 4, Sec. 18, Twp. 37 S. R. 9 E.W.M., Klamath County, Oregon, thence, South 23°30' East 321.5 feet; thence, North 89°30' West 385.0 feet; thence, North 7°45' West 175 feet; thence, North 79°30' East 107 feet; thence, North 60°30' East 200 feet to the place of beginning,

Together with right of way for ingress and egress from said premises to the Dalles-California Highway over and across Lot 41 of First Addition to Algoma, Oregon, on the presently existing road.

Together with 1/2 of vacated Simpson Street that adjoins said lots.

Subject to easement and right of Hal C. Cline et ux. to pump water from the well on the above described premises for domestic use in their residence which is situate on the following described premises, to-wit:

Beginning at a point N. 56°30' West 525 feet from the Northeast corner of Lot 4, Sec. 18, Twp. 37 S. R. 9 E.W.M., Klamath County, Oregon, thence, S. 60°30' W. 200 feet; thence, S. 79°30' W. 107 feet, more or less to the Easterly boundary of First Addition to Algoma, Oregon; thence, N. 4°44' W. along said boundary line (Deed course 7°45' W. 222 feet; thence, N. 62° E. 100 feet; thence, N. 81° East 148 feet; thence, S. 23°30' East 189 feet to point of beginning, containing 1.40 acres, and Lot 41 of First Addition to Algoma, Oregon.

EXCEPTING THEREFROM, Lot 39, First Addition to Algoma, Klamath County, Oregon, and 1/2 of vacated Simpson Street that adjoins Lot 39, First Addition to Algoma, Klamath County, Oregon, as conveyed by Deed dated May 20, 2004 and recorded in Vol. M04, Page 31630, Deed Records of Klamath County, Oregon

PARCEL 2:

A tract of land in Lot 3, Section 18, Township 37 South, Range 9 E. W. M., as follows:

Beginning at the Northwest corner of Lot 41 of First Addition to Algoma, thence South 5°22' East along the West line of said Lot 41, a distance of 267.7 feet to a point; thence South 84°38' West 162.7 feet to a point; thence North 32°46' West 162.7 feet, more or less, to the Southerly boundary of the Dalles-California Highway; thence North 57°14' East along the Southerly boundary of said Highway a distance of 267.7 feet to the point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Perpetual right, privilege and easement to raise and lower water of Klamath Lake, as granted to the Pacific Power & Light Company, in instrument recorded March 13, 1950 in Deed Volume 91 at page 78.

PARCEL 3:

"All that portion of Government Lot 3 of Section 18, Township 37 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Northwest corner of that certain parcel of land conveyed to Ruth Hagelstein by deed recorded July 26, 1963, Vol. 347, page 16, Deed Records of Klamath County, Oregon; thence Southeasterly along the West line of said parcel to the Southwest corner thereof; thence Easterly along the Southerly line of said parcel a distance of 60 feet; thence Southeasterly parallel to the Westerly line of said parcel extended to a point on the South line of said Government Lot 3; thence Westerly along the South line of said Government Lot 3 to a point on the East line of Lot 39 of First Addition to Algoma according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northerly along the East line of Lots 39 and 40 of First Addition to Algoma to the point of intersection of the East line of Lot 40 of First Addition to Algoma and the Northerly line extended of said parcel described in Deed Vol. 347, page 16; thence Northeasterly along said Northerly line extended to the point of beginning."