

NJC 87750-MS

2010-008070
Klamath County, Oregon



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07/02/2010 02:51:01 PM

Fee: \$37.00

Grantor:
The Estate of Mary Jo Pearson
c/o Donna McCormick
2151 Kiln Street
Klamath Falls, OR 97601
Grantee:
Ruben M. Chavolla
2412 Eberlein Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Ruben M. Chavolla
2412 Eberlein Street
Klamath Falls, OR 97601

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of July, 2010, by and between **Donna McCormick** the duly appointed, qualified and acting personal representative of the estate of **Mary Jo Pearson**, deceased, hereinafter called the first party, and **Ruben M. Chavolla and Rebecca L. Briones-Chavolla**, 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:

Lot 13 in Block 305 of DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2010-2011 Real Property Taxes, a lien not yet due and payable.

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 **\$88,000.00**. 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.

Tax statements shall be mailed to: Ruben Chavolla, 2412 Eberlein Street, Klamath Falls, OR 97601

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 1st day of July, 2010

Donna McCormick
Personal Representative for the Estate of
Mary Jo Pearson, Deceased.

STATE OF OR, County of Klamath, ss.

This instrument was acknowledged before me on 7/1/10, 2010 by **Donna McCormick** as Personal Representative for the Estate of **Mary Jo Pearson**



MA Stuart
Notary Public of OR
My commission expires 12/20/10

37amt