

2010-008101

Klamath County, Oregon



00086849201000081010020027

07/06/2010 10:46:45 AM

Fee: \$42.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

VELMA L. GOLSHAN  
1664 PARKSIDE DR.  
WALNUT CREEK, CA 94597

### DEED OF PERSONAL REPRESENTATIVE

Velma Lynnette Golshan, Personal Representative of the Estate of Velma Leona Angel, deceased, under Klamath County Circuit Court Case No.0902515CV, Grantor, conveys to Velma Lynnette Golshan, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Lot 5 and 6 of Block 3 in DIXON ADDITION to the City of Klamath Falls, Oregon, commonly known as 307 Damont Street, Klamath Falls, Oregon, together with that portion of vacated Warring Street which attaches thereto.

Property ID: R374516

Property ID: R374525

Tax lot number: 3809-028DC-00800-000

Tax lot number: 3809-028DC-00900-000

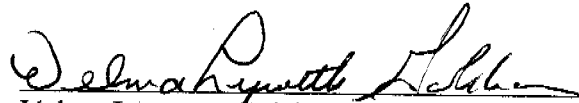
There is no true and actual consideration for this conveyance. The conveyance is distributing assets of the Estate of Velma Leona Angel.

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.

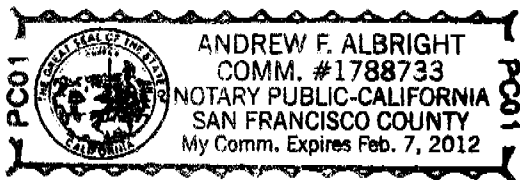
Dated this 18 day of June, 2010.

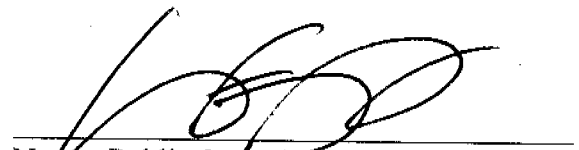
GRANTOR

  
Velma Lynnette Golshan  
Personal Representative

STATE OF CALIFORNIA )  
County of San Francisco ) ss.

Personally appeared the above-named Velma Lynnette Golshan and acknowledged the foregoing instrument to be her voluntary act. Before me this 18 day of June, 2010.



  
Notary Public for California  
My Commission Expires: 2-7-2012

