

2010-008300

Klamath County, Oregon



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07/09/2010 03:30:35 PM

Fee: \$37.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Darlene M. Bowers, as Personal Representative
of the Estate of John T. Bowers
1904 Etna Street
Klamath Falls, OR 97601

Grantees:

Darlene M. Bowers
1904 Etna Street
Klamath Falls, OR 97601

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Darlene M. Bowers
1904 Etna Street
Klamath Falls, OR 97601

THIS INDENTURE made this 3rd day of February, 2010, by and between **Darlene M. Bowers**, the duly appointed, qualified and acting personal representative of the estate of **John T. Bowers**, deceased, hereinafter called the first party, and **Darlene M. Bowers**, 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 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:

Real property located at 2217 Biehn Street, Klamath Falls, Oregon, more particularly described as follows:

Lot 9, Block 56, Lakeview 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 Property Tax Id #185374

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 for this conveyance is the Judgment of Court entered in the Matter of the Estate of John T. Bowers, Deceased, Case No. 09-03484CV in the Circuit Court of the State of Oregon for Klamath County.

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.

IN WITNESS WHEREOF, the first party has executed this instrument.

STATE OF OREGON, County of Klamath) ss.

Darlene M. Bowers
Personal Representative

This instrument was acknowledged before me on February 3rd, 2010 by Darlene M. Bowers, as Personal Representative of the Estate of John T. Bowers.

Donna M. Hoffman
Notary Public for Oregon
My Commission Expires: 5-24-10

