

2010-009037

Klamath County, Oregon



00087988201000090370030038

07/30/2010 08:48:53 AM

Fee: \$47.00

After recording return to:
LARA WOLIUNG, Executor
ESTATE OF HAROLD I. HILLIKER
11329 EL NOPAL
LAKESIDE, CALIFORNIA 92040

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

LARA WOLIUNG, Executor
ESTATE OF HAROLD I. HILLIKER
11329 EL NOPAL
LAKESIDE, CALIFORNIA 92040

STATUTORY WARRANTY DEED

Lara Woliung, Executor of the Estate of Harold I. Hilliker, GRANTOR, conveys and warrants to LARA WOLIUNG, a married woman as her sole and separate property as to one-quarter interest and FRANK HILLIKER, a married man as his sole and separate property as to one-quarter interest, GRANTEES, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 and the SE 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 6, and Lots 1, 2, 3 and 4 and the W 1/2 NE 1/4 and NE 1/4 NW 1/4 of Section 7; all in Township 39 South, Range 11 East of the Williameth Meridian.

EXCEPTING THEREFROM that portion of Lot 4 in Section 7, lying South of Burgdorf Road.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded April 12, 1937, in deed Volume 108 page 415, records of Klamath County, Oregon.

This portion is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions, and/or easements, if any, effecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is PROBATE TRANSFER. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16 day of July, 2010.

Lara Woliung

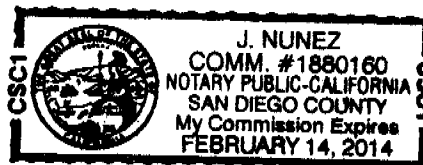
Lara Woliung, Executor
ESTATE OF HAROLD I. HILLIKER

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

On 7/16/2010 before me, J. NUNEZ, a notary public, personally appeared Lara Woliung, Executor to the Estate of Harold I. Hilliker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

J. Nunez

(Seal)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):

TELEPHONE AND FAX NOS.:

FOR COURT USE ONLY

Joseph A. Pastore, Esq. CSB No. 152167
Sorem & Pastore
3570 Camino Del Rio North, Ste. 103
San Diego, California 92108

FILED
Clerk of the Superior Court

MAY 21 2010

BY: E. MILLER, Deputy

ATTORNEY FOR (Name): Petitioner, Lara Woliung

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

STREET ADDRESS: 1409 Fourth Avenue

MAILING ADDRESS:

CITY AND ZIP CODE: San Diego, California 92101

BRANCH NAME: Probate Division

ESTATE OF (Name):

Harold I. Hilliker

DECEDENT

LETTERS

☒ TESTAMENTARY☐ OF ADMINISTRATION WITH WILL ANNEXED☐ OF ADMINISTRATION☐ SPECIAL ADMINISTRATION

CASE NUMBER:

37-2010-00151168-PR-PW-CTL

LETTERS

1. ☒ The last will of the decedent named above having been proved, the court appoints (name):
Lara Woliung
 - a. ☒ executor.
 - b. ☐ administrator with will annexed.
2. ☐ The court appoints (name):
 - a. ☐ administrator of the decedent's estate.
 - b. ☐ special administrator of decedent's estate
 - (1) ☐ with the special powers specified in the Order for Probate.
 - (2) ☐ with the powers of a general administrator.
 - (3) ☐ letters will expire on (date):
3. ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☒ with full authority
☐ with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
4. ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.

WITNESS, clerk of the court, with seal of the court affixed.



Date: MAY 21 2010

Clerk, by

E. Miller
(DEPUTY) E. MILLER

AFFIRMATION

1. ☐ PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
2. ☒ INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
3. ☐ INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law.
I make this affirmation for myself as an individual and on behalf of the institution as an officer.
(Name and title):

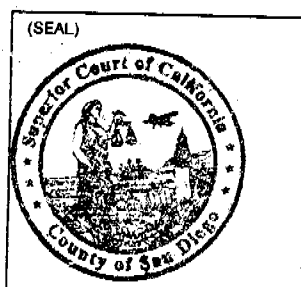
LETTERS EXPIRE MAY 24 2011

4. Executed on (date): May 6, 2010
at (place): San Diego, California.

Lara Woliung
(SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.



Date: JUL 19 2010

Clerk, by

A. Calderon Jimenez
(DEPUTY)
A. Calderon Jimenez