

2010-010225

Klamath County, Oregon



00089415201000102250010011

08/27/2010 03:21:02 PM

Fee: \$37.00

## PERSONAL REPRESENTATIVE'S DEED

## Grantor:

John H. Garner, as Personal Representative  
of the Estate of Irma M. Garner  
34700 Modoc Point Road  
Chiloquin, OR 97624

## Grantees:

John H. Garner  
34700 Modoc Point Road  
Chiloquin, OR 97624

## After recording, return to:

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

## Send all property tax statements to:

John H. Garner  
34700 Modoc Point Road  
Chiloquin, OR 97624

THIS INDENTURE made this 27 day of August, 2010, by and between **John H. Garner**, the duly appointed, qualified and acting personal representative of the estate of **Irma M. Garner**, deceased, hereinafter called the first party, and **John H. Garner**, 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:

A vacant site north of 37400 Modoc Point Rd, Chiloquin, Oregon more particularly described as follows:

S ½ S ½ N ½ of that portion of Government Lot 16, lying West of the Old Dalles-California Highway in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; subject to liens, easements and restrictions of record Property Tax Id #R227542

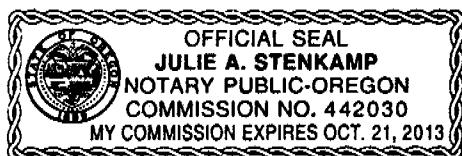
TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever. The true and actual consideration for this conveyance is the Judgment of Court entered in the Matter of the Estate of Irma M. Garner, Deceased, Case No. 10-00662CV in the Circuit Court 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, 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.

IN WITNESS WHEREOF, the first party has executed this instrument

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 27, 2010 by John H. Garner, as Personal Representative of the Estate of Irma M. Garner.



John H. Garner, Personal Representative

Notary Public for Oregon

My Commission Expires: 10/21/2013

Returned to County