

2010-010226

Klamath County, Oregon



00089416201000102260020025

08/27/2010 03:21:08 PM

Fee: \$42.00

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 and Richard D. 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 and Richard D. Garner
34700 Modoc Point Road
Chiloquin, OR 97624

THIS INDENTURE made this 27th 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 and Richard D. Garner**, as tenants in common, 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:

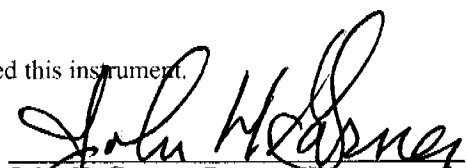
Real property located at 37256 Agency Loop Road, Chiloquin, Oregon more particularly described as follows:

A tract of land situated in Government Lot 21 of Section 6, T35S, R7EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said Lot 21, as said Lot is shown by recorded survey No. 1374, said point being N89°44'26"E (N89°45'53"E by said Survey No. 1374) 326.00 feet from the East right-of-way line of the county road (formerly State Highway No. 427); thence N89°44'26"E, along said Lot line, 274.97 feet to the West line of the Agency Lake Loop Road; thence S01°39'21"W, along said road, 10.06 feet; thence S89°48'21"W 274.73 feet; thence N00°15'30"E 9.74 feet to the point of beginning, containing 2720 square feet and with bearings based in the survey map of Minor Land Partition No. 15-88. Property Tax Id #R48193

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.

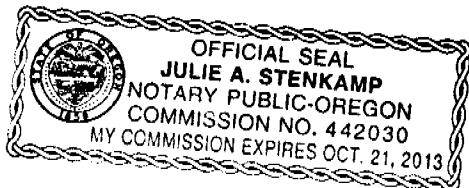
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

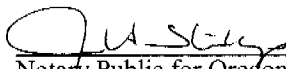
IN WITNESS WHEREOF, the first party has executed this instrument.


John H. Garner, Personal Representative

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.




Notary Public for Oregon
My Commission Expires: 10/21/2013