

2010-010229

Klamath County, Oregon



00089419201000102290020026

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

08/27/2010 03:22:14 PM

Fee: \$42.00

Grantees:

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

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:

John H. Garner and Richard D. 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 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:

A vacant site north of 37256 Agency Loop Road, Chiloquin, Oregon more particularly described as follows:

The East '289.3' of Government Lot 16, lying East of State Highway #427, EXCEPTING THEREFROM the South 165', in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

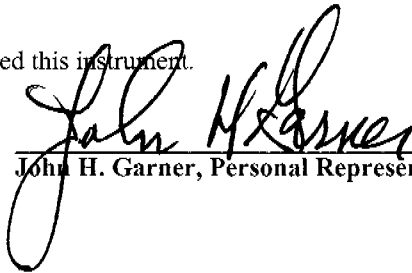
SUBJECT TO:

- 1) An easement created by instrument, including the terms and provisions thereof, dated February 27, 1924, recorded May 3, 1924 in Book 64 at page 76, in favor of California Oregon Power Company, a California corporation.
- 2) An easement created by instrument, including terms and provisions thereof, dated December 17, 1940, recorded January 31, 1941 in Book 135 at page 167, in favor of California Oregon Power Company, a California corporation, for over Easterly 30' of Lot 16. Property Tax Id #R227686

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.

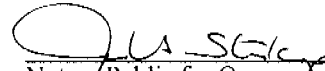
IN WITNESS WHEREOF, the first party has executed this instrument.


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