

2011-002147

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Evelyn Ruth Hagelstein  
aka Ruth Evelyn Hagelstein  
c/o Neal G. Buchanan, Personal Rep.  
435 Oak Avenue  
Klamath Falls OR 97601



00097297201100021470030036

02/17/2011 03:10:39 PM

Fee: \$47.00

**GRANTEE NAME AND ADDRESS:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:**

Grantee

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 17 day of February, 2011, effective the 31<sup>st</sup> day of December, 2010, by and between **Neal G. Buchanan, Personal Representative of the Estate of Evelyn Ruth Hagelstein aka Ruth Evelyn Hagelstein, deceased, Klamath County Circuit Court Case No. 0904570CV**, hereinafter called the First Party and **Neal G. Buchanan**, hereinafter called the Second Party

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

**SEE ATTACHED EXHIBIT A**

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

**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.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 17 day of February, 2011.

*Neal G. Buchanan*

NEAL G. BUCHANAN, Personal Representative  
of the Estate of Evelyn Ruth Hagelstein aka  
Ruth Evelyn Hagelstein

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2011, by NEAL G. BUCHANAN as Personal Representative of the Estate of EVELYN RUTH HAGELSTEIN aka RUTH EVELYN HAGELSTEIN, deceased.



*Margaret John*

Notary Public for Oregon

My commission expires:

9-12-14

# EXHIBIT A

ANY INTEREST OF THE DECEDENT IN THE REAL PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1: S 1/2 N1/2 S1/2 SE 1/4 and S1/2 S1/2 SE1/4 of Section 15; N1/2 E1/2 SE1/4, E1/2 W1/2 SE1/4 of Section 22, and E1/2 NW1/4 NE1/4 and NE1/4 of NE1/4 of Section 27, all in Township 34 S, Range 8 EWM, in the County of Klamath, State of Oregon

PARCEL 2: W1/2 W1/2 SE1/4 of Section 22 and W1/2 NW1/4 NE1/4 of Section 27, all in Township 34 S, Range 8 EWM, in the County of Klamath, State of Oregon

PARCEL 3: NE1/4 of NE1/4 of Section 9 and the NW1/4 of the NW1/4 of Section 10, all in Township 34 S, Range 8, EWM, in the County of Klamath, State of Oregon

PARCEL 4: SE1/4 of NE1/4 of Section 9, Township 34S, Range 8 EWM; and SW1/4 NW1/4, W1/2 SE1/4 NW1/4 and the W1/2 E1/2 SW1/4 Section 10, Township 34 S, Range 8 EWM; and E1/2 NW1/4 NW1/4, W1/2 NE1/4 NW1/4, SE1/4 NW1/4, W1/2 SW1/4 NE1/4, Section 15, Township 34S, Range 8 EWM