

2011-003427

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Beatrice Florez  
Victor Florez, Personal Representative  
533 N. 7<sup>th</sup> St  
Klamath Falls, OR 97601



00098751201100034270020021

03/10/2011 12:21:00 PM

Fee: \$42.00

**GRANTEE NAME AND ADDRESS:**

George E & Janet G. Florez

**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 14 day of February, 2011, by and between Victor Florez, Personal Representative of the Estate of Beatrice Florez, deceased, Klamath County Circuit Court Case No. 0902133CV, hereinafter called the First Party and **GEORGE E. FLOREZ & JANET G. FLOREZ**, not as tenants in common but with rights of survivorship, 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:

Lot 4 in Block 1 of TRACT 1044, WEMBLY PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**SUBJECT TO:**

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
2. A 25 feet building setback line as shown on dedicated plat.
3. An 8 foot utility easement along rear of lot as shown on dedicated plat.
4. Restrictions contained in plat dedication, covenants, conditions, liens, encumbrances, easements and rights of way of record and those apparent on the land.

"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 434, 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."

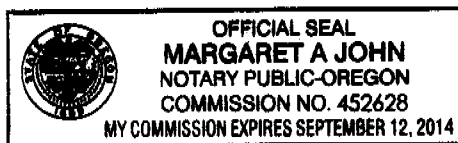
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 14<sup>th</sup> day of February, 2011

Victor Florez  
VICTOR FLOREZ, Personal Representative  
of the Estate of BEATRICE FLOREZ

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 14 day of February, 2011, by VICTOR FLOREZ, as Personal Representative of the Estate of BEATRICE FLOREZ, deceased.



Margaret John  
Notary Public for Oregon  
My commission expires: 9-12-14