

NJC90259

2011-006195
Klamath County, Oregon



00102058201100061950020021

05/17/2011 03:04:47 PM

Fee: \$42.00

After recording return to:
Verton Curtis Saul 145304 Galt Ct. P.O. Box 2863 LaPine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 45778

Reserved for Recorder's Use

PERSONAL REPRESENTATIVE'S DEED

Mary Lee Culp, the duly appointed, qualified and acting personal representative of the Estate of Carl L. Walker aka Carlton Leon Walker, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. 08PB0167MS, **Grantor**, conveys to **Verton Curtis Saul** ^{a married man} **Grantee**, all the estate, right and interest of the above named deceased at the time of the decedent's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

SEE ATTACHED EXHIBIT "A"

Account No(s):

Map/Tax Lot No(s):

The true consideration for this conveyance is **\$129,500.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 13TH date of May, 2011

Estate of Carlton Leon Walker
Mary Lee Culp PR
Mary Lee Culp
Personal Representative

State of Oregon, County of Lane

This instrument was acknowledged before me on this 13TH day of May, 2011 by **Mary Lee Culp**, as Personal Representative of the Estate of Carl L. Walker aka Carlton Leon Walker.

Notary Public for OT
My commission expires: 8/19/13



42AHL

Order No. 45778

"EXHIBIT A"

Lot 49 in Block 2 of Tract 1098, Split Rail Ranchos, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon

Tax Account No. 2310-035BO-05700-000