



WTC 90186-LW

THIS IS

2011-006279

Klamath County, Oregon



00102151201100062790030036

Grantor:

Julie Rupae

05/18/2011 03:11:18 PM

Fee: \$47.00

Grantee:

Estate of Jack Leach

1580 Woodland Terrace

Lake Oswego, OR 97034

AFTER RECORDING RETURN TO:

same as above

Until a change is requested all tax statements
shall be sent to the following address:

Same as above

Escrow No. MT90186-LW

Title No. 0090186

PRD r.031511

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 10th day of May, 2011, by and between

JULIE RUPAE, the duly appointed, qualified and acting personal representative of the estate of JACK RAMON LEACH, deceased,

hereinafter called the first party, and

DYALA C. MARROQUIN,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is 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 second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

consideration \$73,539.00

47Anef

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The South 87.5 feet of Lots 43, 44 and 45 ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the Westerly 20 feet for roadway purposes.

ALSO EXCEPTING therefrom all that portion conveyed to Klamath County by deed recorded July 26, 1954 in Book 268, page 245, Deed Records of Klamath County, Oregon.

PARCEL 2:

A piece or parcel of land situate in the NE1/4 of the SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of Lot 46 of ELMWOOD PARK, a platted portion of Klamath County, Oregon; thence North 89°33' West along the Southerly boundaries of Lots 46, 45, 44, 43 and 42 of said ELMWOOD PARK 350.15 feet to an iron pin on the Southerly boundary of and 20 feet more or less Westerly of the Southeast corner of said Lot 42 of said ELMWOOD PARK; thence around a circular curve to the left whose radius is 64.71 feet and whose long chord bears South 28°30' East 618.85 feet for a distance of 64.37 feet; thence South 57°00' East for a distance of 19.75 feet to an iron pin; thence North 78°24 1/8' East for a distance of 310.40 feet more or less to the point of beginning.

EXCEPTING THEREFROM a strip of land 50 feet in width along the Westerly and Southwesterly boundaries. ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County by deed recorded October 24, 1960 in Book 325, page 1, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to David W. Groves by deed recorded December 20, 1996 in Volume M96, page 39518, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$73,539.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

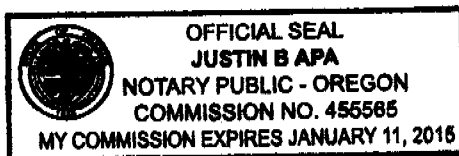
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

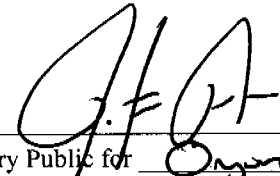
Executed this 13th day of May, 20 11


JULIE RUPAE, Personal Representative for the Estate
Of JACK RAMON LEACH, Deceased.

STATE OF Oregon, County of Clatsop) ss.

This instrument was acknowledged before me on May 13th, 20 11
by Julie Rupae as Personal Representative for the Estate of




Notary Public for Oregon
My commission expires Jan 11, 2015