

WTC 909114-SH

2011-009174

Klamath County, Oregon



00105809201100091740040042

08/09/2011 03:11:06 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE



Grantor:

THE ESTATE OF ROSELLA COVARRUBIAS

Grantee:

JOANNA LYONS-ANTLEY

1747 GINGER LANE

KLAMATH FALLS, OR 97601

AFTER RECORDING RETURN TO:

JOANNA LYONS-ANTLEY

1747 GINGER LANE

KLAMATH FALLS, OR 97601

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

SAME AS ABOVE

Escrow No. MT90914-SH

Title No. 0090914

PRD r.031511

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 4<sup>TH</sup> day of AUGUST, 2011, by and between  
**MODESTO COVARRUBIAS** the duly appointed, qualified and acting personal  
representative of the estate of **ROSELLA COVARRUBIAS**, deceased, hereinafter called the first party, and  
**JOANNA LYONS-ANTLEY**, 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:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$253,000.00**. 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.

524m

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 5<sup>th</sup> day of August, 2011

Modesto  
Personal Representative for the Estate of  
ROSELLA COVARRUBIAS, Deceased.

STATE OF \_\_\_\_\_, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on AUGUST \_\_\_\_\_, 2011  
by MODESTO COVARRUBIAS as Personal Representative for the Estate of ROSELLA COVARRUBIAS.

*see attached jurat*

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_



# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this

5<sup>th</sup> day of August, 2011, by  
Date Month Year

(1) Modesto Colambias  
Name of Signer

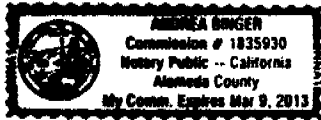
proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_  
Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Signature [Signature]  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove  
valuable to persons relying on the document and could prevent  
fraudulent removal and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the SW1/4 of Section 22, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/16 corner common to said Sections 22 and 27; thence North  $00^{\circ} 29' 45''$  East 80.00 feet; thence North  $89^{\circ} 30' 15''$  West 195.59 feet; thence North  $39^{\circ} 31' 00''$  West 62.26 feet to the true point of beginning of this description; thence North  $17^{\circ} 00' 00''$  West 280.19 feet; thence South  $73^{\circ} 00' 00''$  West 160.00 feet; thence South  $17^{\circ} 00' 00''$  East 160.00 feet; thence along the arc of a curve to the right (radius is 230.00 feet and central angle is  $28^{\circ} 47' 47''$ ) 115.60 feet; thence along the arc of a curve to the left (radius is 170.00 feet and central angle is  $16^{\circ} 51' 06''$ ) 50.00 feet; thence North  $62^{\circ} 43' 34''$  East 209.11 feet to the true point of beginning.