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08/09/2011 03:25:49 PM

Fee: \$42.00

## PERSONAL REPRESENTATIVE'S DEED

## Grantor:

Dixie L. Peterson, as Personal Representative  
of the Estate of Clarice Magdalene Ager  
PO Box 201  
Dunsmuir, CA 96025

## Grantees:

Dixie L. Peterson  
PO Box 201  
Dunsmuir, CA 96025

## After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

## Send all property tax statements to:

Dixie L. Peterson  
PO Box 201  
Dunsmuir, CA 96025

Returned to County

THIS INDENTURE made this 9<sup>th</sup> day of August, 2011, by and between **Dixie L. Peterson**, the duly appointed, qualified and acting personal representative of the estate of **Clarice Magdalene Ager**, deceased, hereinafter called the first party, and **Dixie L. Peterson**, hereinafter called the second party;

## WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns **all** estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever. The true and actual consideration for this conveyance is the Judgment of Court entered in the Matter of the Estate of Clarice Magdalene Ager, Deceased, Case No. 9704935CV in the Circuit Court of the State of Oregon for Klamath County.

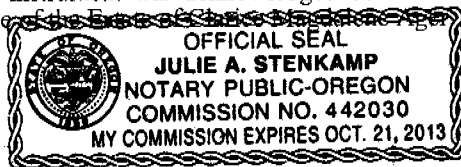
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


IN WITNESS WHEREOF, the first party has executed this instrument.

  
Personal Representative

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on August 9, 2011 by Dixie L. Peterson, as Personal Representative of the Estate of Clarice Magdalene Ager.



  
Notary Public for Oregon  
My Commission Expires: 10/21/2013

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL ONE:**

NE1/4 SW1/4 SW1/4, E1/2 NW1/4 SW1/4 SW1/4, NW1/4 NW1/4 SW1/4 SW1/4 AND NW1/4 SE1/4 SW1/4 SW1/4 OF SECTION 27, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT, THAT PORTION OF THE NE1/4 NE1/4 SW1/4 SW1/4 CONVEYED TO THE UNITED STATES FOR THE LOST RIVER DIVERSION CHANNEL IN BOOK 240 PAGE 192, DEED RECORDS OF KLAMATH COUNTY, OREGON

**PARCEL TWO:**

E1/2 SE1/4 SW1/4 SW1/4, SECTION 27, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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**PARCEL FOUR:**

A STRIP OR PARCEL OF LAND IN THE E1/2 NW1/4 AND THE W1/2 NE1/4 OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND BEING ALL THAT PART OF THE E1/2 NW1/4 OF THE W1/2 NE1/4 OF SAID SECTION 34, INCLUDED IN A STRIP OF LAND 120 FEET IN WIDTH, EXTENDING 45 FEET ON THE NORTHEASTERLY SIDE AND 75 FEET ON THE SOUTHWESTERLY SIDE, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE C-4-E LATERAL, SAID CENTERLINE BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF THE W1/2 NE1/4 OF SAID SECTION 34, TOWNSHIP AND RANGE AFORESAID, FROM WHICH THE SOUTHEAST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34, TOWNSHIP AND RANGE AFORESAID, BEARS NORTH 89° 57' EAST A DISTANCE OF 232.0 FEET; AND RUNNING THENCE NORTH 32° 07' WEST A DISTANCE OF 596.0 FEET; THENCE ON A CURVE LEFT WITH A RADIUS OF 553.0 FEET AN ARC DISTANCE OF 96.5 FEET; THENCE NORTH 42° 07' WEST A DISTANCE OF 1097.6 FEET; THENCE NORTH 47° 37' WEST A DISTANCE OF 374.7 FEET; THENCE ON A CURVE RIGHT WITH A RADIUS OF 306.5 FEET AN ARC DISTANCE OF 87.4 FEET; THENCE NORTH 31° 17' WEST A DISTANCE OF 420.1 FEET; THENCE ON A CURVE LEFT WITH A RADIUS OF 266.5 FEET AN ARC DISTANCE OF 71.4 FEET; THENCE NORTH 46° 37' WEST A DISTANCE OF 398.6 FEET; THENCE NORTH 39 51' WEST A DISTANCE OF 337.4 FEET, MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY LINE OF THE E1/2 NW1/4 OF SAID SECTION 34, TOWNSHIP AND RANGE AFORESAID, FROM WHICH THE NORTHEAST CORNER OF THE NW1/4 NW1/4 OF SAID SECTION 34, (BY DEED SECTION 3) TOWNSHIP AND RANGE AFORESAID, BEARS NORTH 89° 53' EAST A DISTANCE OF 2431.1 FEET; THE SIDE LINE BOUNDARIES OF SAID STRIP OF LAND BEING LENGTHENED OR SHORTENED, AS THE CASE MAY BE, SO AS TO TERMINATE AT NORTHERLY END THEREOF IN THE NORTH BOUNDARY OF SAID SECTION 34 AND AT THE SOUTHERLY END THEREOF, IN THE SOUTH BOUNDARY OF THE NE1/4 OF SAID SECTION 34.

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**PARCEL FIVE:**

THE E1/2 NW1/4 AND W1/2 NE1/4 OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM RIGHT OF WAY CONVEYED TO THE UNITED STATES OF AMERICA FOR DITCHES AND LATERALS, AND RIGHT OF WAY TAKEN BY DECREE OF UNITED STATES DISTRICT COURT, SUIT NO. 4293, RECORDED MARCH 22, 1951, IN VOLUME 246 PAGE 124, DEED RECORDS OF KLAMATH COUNTY, OREGON.

AND EXCEPTING THEREFROM THAT PORTION DEEDED TO JOHN W. PETERSON, JR. AND DIXIE L. PETERSON, HUSBAND AND WIFE, IN VOLUME M77 PAGE 10695, RECORDS OF KLAMATH COUNTY, OREGON.

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