

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2011-010574
Klamath County, Oregon



00107572201100105740020027

SPACE RESE 09/20/2011 02:38:47 PM Fee: \$42.00
FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

First Party's Name and Address

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

SALLY MANSELL ANDERSON
2445 174th AVE SE
TENINO WA 98589

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MANSELL
SALLY ANDERSON
2445 174th AVE SE
TENINO WA 98589

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated 20th SEPTEMBER 2011, by and between SALLY MANSELL ANDERSON the duly appointed, qualified and acting personal representative of the estate of CHARLES DOUGLAS LEO, deceased, hereinafter called the first party, and SALLY MANSELL ANDERSON 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 the 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:

TWP 34 RNGE 7, BLOCK SEC 34

TRACT N252 LOT 11 W OR R/2. ACRES 1.42

SEE ATTACHMENT

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 paid for this transfer, stated in terms of dollars, is \$ GIFT. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

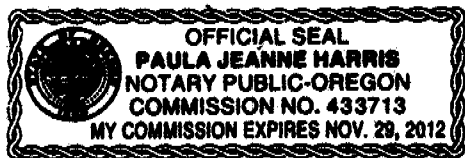
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

manse
Sally Anderson

Personal Representative

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on Sept 20th, 2011
by Sally Mansell Anderson
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Paula Jeanne Harris
Notary Public for Oregon
My commission expires Nov 29, 2012

1-1-74

45886

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HERBERT R. LELO and MARGARET W. LELO, through her trustee Herbert R. Lelo hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES DOUGLAS LELO hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$ S $\frac{1}{2}$ of Government Lot 11 lying Westerly of the Southern Pacific Railroad right of way in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of March, 1978, if a corporate body, it has caused the same to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

MARJORIE M. WATSON
NOTARY PUBLIC, CALIFORNIA
Principal Office in SAN MATEO County
My Commission Expires March 21, 1981

(If executed by a corporation, officer corporate seal)

Herbert R. Lelo
Herbert R. Lelo
Margaret W. Lelo, through her trustee
Herbert R. Lelo

STATE OF TEXAS

County of San Mateo } ss.
March 27, 1978

Personally appeared the above named Herbert R. Lelo and Margaret W. Lelo, through her trustee Herbert R. Lelo and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Marjorie M. Watson, Notary Public for Oregon, My commission expires: 3-21-81

Herbert R. & Margaret W. Lelo
7433 Cayton Street
Houston, Texas 77061

Charles Douglas Lelo

Same as above

After recording return to: Charles Douglas Lelo

Same as above

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

Same as above

STATE OF OREGON, County of } ss.
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Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires:

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of April, 1978, at 3:18 o'clock p.m., and recorded in book M78 on page 6642 or as file/reel number 45886

Record of Deeds of said county. Witness my hand and seal of County affixed:

Wm. D. Milne, Recording Officer.
B. Bernick-Hulsch, Deputy

Fee \$3.00

19 APR 6 PM 3-18