

2011-01194

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Matthew T. Parks
Parks & Ratliff, P.C.

GRANTOR'S NAME AND ADDRESS:

Beverly Coffman, Personal Representative
Of the Estate of Opal Alice Collins

GRANTEE'S NAME AND ADDRESS:

Beverly Coffman

SEND TAX STATEMENTS TO:

Beverly Coffman
PO Box 472
Merrill, OR 97633



08/09/2011 03:50:16 PM

Fee: \$37.00

2011-011892

Klamath County, Oregon



10/24/2011 03:34:55 PM

Fee: \$37.00

* Rerecorded to correct legal des

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8th day of August, 2011, by and between Beverly Coffman, the duly appointed, qualified and acting personal representative of the estate of Opal Alice Collins, deceased, hereinafter called the first party, and Beverly Coffman, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

Lot 2, Block 8, ~~in the County of Klamath, State of Oregon.~~

Merrill Original Subdivision, County of Klamath, State of Oregon

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 \$0.00, pursuant to Klamath County Circuit Court Case No. 10-04017CV.

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

Beverly J. Coffman
Beverly Coffman, Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8th day of August, 2011, by Beverly Coffman, as Personal Representative of the Estate of Opal Alice Collins.

Susan J. Roberts
NOTARY PUBLIC FOR OREGON

