

2011-012224

Klamath County, Oregon



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10/31/2011 03:25:35 PM

Fee: \$42.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Gary A. Avender, as Personal Representative
of the Estate of Leo J. Avender
5419 S. Mount Angeles Road
Port Angeles, WA 98362

Grantees:

Gary A. Avender
5419 S. Mount Angeles Road
Port Angeles, WA 98362

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn: Barbara M. Dilaconi
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Gary A. Avender
5419 S. Mount Angeles Road
Port Angeles, WA 98362

THIS INDENTURE made this 26 day of October, 2011, by and between **Gary A. Avender**, the duly appointed, qualified and acting personal representative of the estate of **Leo J. Avender**, deceased, hereinafter called the first party, and **Gary A. Avender**, 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:

Real Properties (2 vacant lots) located near Bly Mtn. Cutoff, Klamath County,
Bonanza, OR, more particularly described as follows:

Lot 19, Block 82, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4
Property Tax Id# R382909

and,

Lot 13, Block 112, Klamath Falls Forest Estates, Highway 66 Unit, Plat #4
Property Tax Id# R402763

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 Leo J. Avender, Deceased, Case No. 1101520CV 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

Returned to Counter

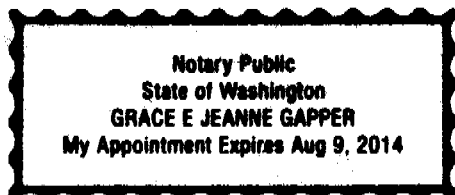
IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND 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.

Gary A. Avender
Gary A. Avender, Personal Representative

STATE OF WASHINGTON)
) ss.
County of Clallam)

This instrument was acknowledged before me on October 26, 2011 by Gary A. Avender, as Personal Representative of the Estate of Leo J. Avender.



Grace E Jeanne Gapper
Notary Public for Washington
My Commission Expires: Aug 9, 2014