

2012-000094

Klamath County, Oregon



00112180201200000940010014

01/05/2012 03:34:24 PM

Fee: \$37.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Ronald L. Hahn, as Personal Representative
of the Estate of Frances Marie Hahn
736 Lytton Street
Klamath Falls, OR 97603

Grantee:

Kathleen E. DeLong
2147 9th Avenue East
Vale, OR 97918

After recording, return to:

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

Send all property tax statements to:

Kathleen E. DeLong
2147 9th Avenue East
Vale, OR 97918

THIS INDENTURE made this 5th day of January, 2012, by and between **Ronald L. Hahn**, the duly appointed, qualified and acting personal representative of the estate of **Frances Marie Hahn**, deceased, hereinafter called the first party, and **Kathleen E. DeLong**, 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 property located at 1332, 1334, 1342 Sargent Avenue and 924 Donald Street, Klamath Falls, Oregon,
more particularly described as follows:

Lots 1 and 2, Block 3, Fairview Addition, to the City of Klamath Falls, Oregon Property Tax Id #R302274

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 Frances Marie Hahn, Deceased, Case No. 1102356CV 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.


Ronald L. Hahn, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 5, 2012 by Ronald L. Hahn, as Personal Representative of the Estate of Frances Marie Hahn.




Notary Public for Oregon

My Commission Expires: 5-16-12