

2012-000501

Klamath County, Oregon



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Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING, RETURN TO:

Required by ORS 205.180(4) & 205.238

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

2. TITLE(S) FOR THE TRANSACTION(S):

Required by ORS 205.234(1)(a)

Personal Representative's Deed

3. DIRECT PARTY / GRANTOR:

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

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

4. INDIRECT PARTY / GRANTEE(S):

Name(s) and Address(es)

Required by ORS 205.234(1)(b)

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97603

**5. UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

Name(s) and Address(es)

For an instrument conveying or contracting to convey
fee title, the information required by ORS 93.260

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

6. TRUE AND ACTUAL CONSIDERATION PAID:

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

6. TAX ACCOUNT NUMBER OF THE PROPERTY:

Required by ORS 312.125(4)(b)(B)

Property Tax Id #175660

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:

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

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:

Ronald L. Hahn
736 Lytton Street
Klamath Falls, OR 97601

THIS INDENTURE made this 19th 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 **Ronald L. Hahn**, 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 928 Front Street, Klamath Falls, Oregon, more particularly described as follows:

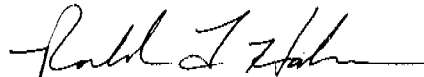
See attached Exhibit A, attached hereto and incorporated by this reference.

Property Tax Id #175660

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 19, 2012 by Ronald L. Hahn, as Personal Representative of the Estate of Frances Marie Hahn.

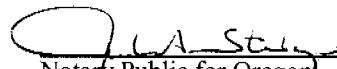

Notary Public for Oregon
Commission Expires 10/21/2013

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A piece, parcel or tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 38 South, Range 9 East, W.M., Klamath County, Oregon and being more particularly described as follows:

Beginning at the Southwest corner of Lot 27, Block 41, Buena Vista Addition to Klamath Falls; thence South 64°16' West 103.8 feet to the true point of beginning; thence South 9°33' West 152.0 feet; thence North 55°47' West 119.8 feet; thence North 80°27' West 20.4 feet; thence North 9°33' East 101.9 feet; thence South 80°27' East 129.4 feet to the true point of beginning.

Parcel 2:

Beginning at a point which bears South 64°16' West 103.9 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, Oregon; thence (at right angles to the Southerly line of Front Street) South 9°33' West 152 feet to the shore line of Upper Klamath Lake; thence South 46°51' East 192.1 feet along said shore line; thence North 9°33' East 144.4 feet, more or less, to the Southeast corner of Parcel 1 as described in that certain deed from H. H. Monroe, unmarried, to William M. Harris and Myrtle L. Harris, husband and wife, dated August 5, 1947, recorded August 7, 1947, on page 441 of Volume 209 of Deeds, records of Klamath County, Oregon; thence following the Southerly line of said property described in Deed Volume 209, page 441, North 60°27' West a distance of 86.6 feet to an iron pin; thence following the Westerly line of said parcel described in Deed Volume 209, page 441, North 9°33' East a distance of 84.3 feet to a point on the Southerly right of way line of Front Street; thence North 80°27' West along the Southerly line of Front Street a distance of 78.6 feet, more or less, to the point of beginning. Being situate in Lot 10 of Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Beginning at an iron pin on the Southerly right of way line of Front Street which lies South 64°16' West a distance of 103.9 feet and South 80°27' East a distance of 160 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the city of Klamath Falls, Oregon, and running thence South 9°33' West (at right angles to the Southerly line of Front Street) a distance of 113.9 feet to an iron pin; thence North 60°27' West a distance of 86.6 feet to an iron pin; thence North 9°33' East a distance of 84.3 feet to a point on the Southerly right of way line of Front Street; thence South 80°27' East along the Southerly right of way line of Front Street a distance of 81.4 feet, more or less, to the point of beginning, in Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Parcel 4:

Beginning at a point which bears South 64°16' West 103.9 feet; thence South 80°27' East 160 feet from the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, Oregon, thence, from the point of beginning herein described, South 80°27' East 230 feet along the Southerly line of Front Street, (said Southerly line of Front Street being the Northerly boundary of lands herein conveyed) to the Northwest corner of property deeded to J.A. Olsen on the 21st day of June 1923, in Volume 61, page 260, Klamath County Deed Records; thence Southerly at right angles to Front Street (South 9°33' West) to shore line of Upper Klamath Lake; thence Westerly along said shore line to the Easterly boundary of Parcel 3 above described, extended; thence North 9°33' East to the point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

(continued)

(legal description continued)

Parcel 5:

Beginning at a point which is 250 feet distant in an Easterly direction from the Northeast corner of the property deeded to J. Linman, April 29, 1916; thence Southerly and at right angles with Front Street 100 feet, more or less, or to high water line of Klamath Lake; thence 25 feet Easterly and parallel to Front Street; thence 100 feet, more or less, Northerly and at right angles to Front Street, to the Southerly line of Front Street; thence 25 feet Westerly along the Southerly line of Front Street to the place of beginning, all lying in Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being the same property described in deed from the Klamath Development Co., a corporation, to John Worden, by Deed dated March 19, 1920, recorded April 23, 1920 in Volume 52 of Deeds, page 343, records of Klamath County, Oregon.