

1st 1763558-BK

2012-000525

Klamath County, Oregon

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself



00112697201200005250030037

01/20/2012 01:19:29 PM

Fee: \$47.00

After recording return to:

Melinda Pomi
2600 Haskins Rd
Bonanza OR 97623

1) Title(s) of Transaction(s) ORS 205.234(a)

Personal Representative's Deed

2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160

Tom Dexter
29328 Goldfinch Dr
Bonanza OR 97623

3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160

Melinda Pomi, 2600 Haskins Rd Bonanza OR 97623

3a) Trustee and address, if any

4) True and Actual Consideration ORS 93.030

\$100,000.00

5) Send Tax Statements to:

Melinda Pomi
2600 Haskins Rd
Bonanza OR 97623

☐ : If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of _____ to correct _____ previously recorded in Book _____ and Page _____, or as Fee Number _____."

(Legal description if corrected is attached to included certified document of the original.)

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After recording return to:
Melinda Pomi
2600 Haskins Rd
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Melinda Pomi
2600 Haskins Rd
Bonanza, OR 97623

File No.: 7021-1763558 (SFK)
Date: October 10, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Tenth day of October, 2011** by and between **Dexter Tom** the duly appointed, qualified and acting personal representative of the estate of **Devin Tom**, deceased, hereinafter called the first party and **Melinda Pomi**, 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:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 3 in Block 10 of Tract No. 1039, Yonna Woods No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 **\$100,000.00**.

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 17 day of Jan, 2012.

[Signature] Personal Representative
Dexter Tom, Personal Representative

STATE OF Oregon FL)
County of Klamath Bwd) ss.

This instrument was acknowledged before me on this 17 day of Jan, 2012
by **Dexter Tom, Personal Representative**.

[Signature]
Notary Public for Oregon FL
My commission expires:

