

2012-003917

Klamath County, Oregon



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**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.

04/13/2012 03:29:47 PM

Fee: \$47.00

**1. AFTER RECORDING, RETURN TO:**

Required by ORS 205.180(4) & 205.238

Boivin, Uerlings & DiIaconi, P.C.  
Attn: Barbara M. DiIaconi  
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(S):**

**Name(s) and Address(es)**

Required by ORS 205.234(1)(b)

Marsha L. Eccles, as Personal Representative  
of the Estate of Earl Albert Durell  
PO Box T  
Klamath Falls, OR 97601

**4. INDIRECT PARTY / GRANTEE(S):**

**Name(s) and Address(es)**

Required by ORS 205.234(1)(b)

Barbara Jean Humiston  
2238 Laurel Street  
Klamath Falls, OR 97601

**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

Barbara Jean Humiston  
2238 Laurel Street  
Klamath Falls, OR 97601

**6. TRUE AND ACTUAL CONSIDERATION PAID:**

\$0.00; Judgment of Court entered in Case No.  
1104734CV in the Circuit Court of the State of Oregon  
for Klamath County

## PERSONAL REPRESENTATIVE'S DEED

**Grantor:**

Marsha L. Eccles, as Personal Representative  
of the Estate of Earl Albert Durell  
PO Box T  
Klamath Falls, OR 97601

**Grantee:**

Barbara Jean Humiston  
2238 Laurel Street  
Klamath Falls, OR 97601

**After recording, return to:**

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

**Send all property tax statements to:**

Barbara Jean Humiston  
2238 Laurel Street  
Klamath Falls, OR 97601

THIS INDENTURE made this \_\_\_\_ day of April, 2012, by and between **Marsha L. Eccles**, the duly appointed, qualified and acting personal representative of the estate of **Earl Albert Durell**, deceased, hereinafter called the first party, and **Barbara Jean Humiston**, 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 2238 Laurel Street in Klamath Falls, Oregon, more particularly described as follows: Lots 11, 12 and 13, Block 4, Riverview Addition, 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 for this conveyance is the Judgment of Court entered in Case No. 1104734CV 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

  
Marsha L. Eccles, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 12<sup>th</sup>, 2012 by Marsha L. Eccles, as Personal Representative of the Estate of Earl Albert Durell.

  
Notary Public for Oregon  
My Commission Expires: 5-16-12

