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04/18/2012 03:19:30 PM

Fee: \$37.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Juan Perez, as Personal Representative
of the Estate of Antonio G. Perez
639 Buena Vista Street
Klamath Falls, OR 97601

Grantee:

Margarita Fraley
14970 SW Daphne Ct.
Beaverton, OR 97007

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:

Margarita Fraley
14970 SW Daphne Ct.
Beaverton, OR 97007

THIS INDENTURE made this 17th day of April, 2012, by and between **Juan Perez**, the duly appointed, qualified and acting personal representative of the estate of **Antonio G. Perez**, deceased, hereinafter called the first party, and **Margarita Fraley**, 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 3320 Bristol Avenue, Klamath Falls, Oregon, more particularly described as follows: Lot 45, Casitas, in the County of Klamath, State of Oregon, subject to all liens, reservations and easements of record and those apparent upon the land. Property Tax Id #543772

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 Antonio G. Perez, Deceased, Case No. 1101763CV in the Circuit Court of the State of Oregon for Klamath County.

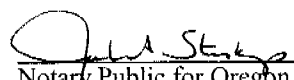
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 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.


Juan Perez, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 17, 2012 by Juan Perez, as Personal Representative of the Estate of Antonio G. Perez.


Notary Public for Oregon
My Commission Expires: 10/21/2013