

2012-004913

Klamath County, Oregon



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05/10/2012 03:19:23 PM

Fee: \$42.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

John F. Smith, as Personal Representative
of the Estate of Mary Frances Smith
230 A Newcastle Avenue
Klamath Falls, OR 97601

Grantee:

John F. Smith
230 A Newcastle Avenue
Klamath Falls, OR 97601

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:

John F. Smith
230 A Newcastle Avenue
Klamath Falls, OR 97601

THIS INDENTURE made this 10 day of May, 2012, by and between **John F. Smith**, the duly appointed, qualified and acting personal representative of the estate of **Mary Frances Smith**, deceased, hereinafter called the first party, and **John F. Smith**, 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 230 Newcastle Avenue, Klamath Falls, Oregon, more particularly described as follows:

The easterly 105 feet of Lots 10, 11, 12 in Block 48 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10, thence North 21°14' West 212.9 feet to the Northeast corner of Lot 12; thence South 68°46' West along the Northwestern line of Lot 12, 105.0 feet; thence South 21°14' East 172.9 feet to the Southwesterly line of Lot 10; thence North 89°36' East 112.95 feet to the point of beginning.
Property Tax Id #R373367

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

Returned to Counter

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.

John F. Smith
John F. Smith, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on May 10, 2012 by John F. Smith, as Personal Representative of the Estate of Mary Frances Smith.

Julie A. Stenkamp
Notary Public for Oregon
My Commission Expires: 10/21/2013

