

NTC 93803-KR

THIS SPAC

2012-007193

Klamath County, Oregon

Grantor:

The Estate of Patricia M. Smith

2176 Cable Street

Klamath Falls, OR 97601-9760



00120563201200071930030031

Grantee:

Alta V. Spicher

13808 Hill Road

Klamath Falls, OR 97603

06/29/2012 02:43:07 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Alta V. Spicher

13808 Hill Road

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Alta V. Spicher

13808 Hill Road

Klamath Falls, OR 97603

Escrow No. MT93803-KR

Title No. 0093803

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27th day of June, 2012, by and between **Susan Leigh Hunter** the duly appointed, qualified and acting personal representative of the estate of **Patricia M. Smith, also known as Patricia Madonna Smith**, deceased, hereinafter called the first party, and **Alta V. Spicher and Richard L. Markt not as tenants in common, but with right of survivorship**, hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration paid for this transfer, stated in terms of dollars is \$260,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

47Pmt

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 SECTIONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 27th day of June, 2012

Susan Leigh Hunter, PR
Susan Leigh Hunter, Personal Representative for the Estate
of Patricia M. Smith, also known as Patricia Madonna
Smith, Deceased.

STATE of Oregon
County of Klamath) ss.

This instrument was acknowledged before me on June 27, 2012 by Susan Leigh Hunter as
Personal Representative for the Estate of Patricia M. Smith, also known as Patricia Madonna Smith.

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/2015



EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the SE1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South of the U.S.R.S. "C" Canal.

EXCEPTING THEREFROM: Beginning on the East line of Section 33, said Township and Range at the point in the SE1/4 of said Section where said East line intersects the South line of the right of way of United States Irrigation Canal, running thence South on said East line 53 1/3 rods; thence West and parallel to South line of said Section 33, 30 rods; thence North and parallel to the East line of said Section 33 to the South boundary line of said United State Irrigation Canal right of way; thence Easterly and following the South line of said canal right of way to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at the intersection of the West boundary of the SE1/4 of said Section 33 and the South boundary of the U.S.R.S. "C" Canal; thence South along said West boundary 296.0 feet; thence South 88°26' East along an existing fence line 416.2 feet; thence leaving said fence, North 72°18' East 591 feet, more or less, to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said canal boundary to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the N1/2 SE1/4 of Section 33, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, lying South of the U.S.R.S. "C" Canal.