

2012-008398

Klamath County, Oregon



00122034201200083980020025

08/01/2012 09:28:07 AM

Fee: \$42.00

Grantor:

Nancy H. Zubair  
Personal Representative  
9033 Lake Washington Blvd NE  
Bellevue, WA 98004

Grantee:

Nancy H. Zubair  
9033 Lake Washington Blvd NE  
Bellevue, WA 98004

MAIL TAX STATEMENTS TO: Grantee

After Recording, return to: Grantee

DEED OF PERSONAL REPRESENTATIVE

Nancy H. Zubair, the duly appointed, qualified, and acting personal representative of the estate of Robert Hugh Hayes, deceased, grantor, conveys to Nancy H. Zubair, grantee, all that real property situated in Klamath County, Oregon, described as follows:

See Exhibit "A"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES.

The true and actual consideration for this conveyance is the distribution of assets from a Probate.

DATED: July 26<sup>th</sup>, 2012

Nancy H. Zubair  
Nancy H. Zubair  
Personal Representative of the  
Estate of Robert Hugh Hayes, Deceased

STATE OF WASHINGTON )

) ss:

County of King )

On the 26<sup>th</sup> day of July, 2012, personally appeared the above named Nancy H. Zubair and acknowledged the above instrument to be her voluntary act and deed as personal representative of the Robert Hugh Hayes Estate.

Subscribed and sworn to before me July 26<sup>th</sup>, 2012.

Debra J. Roberts  
Notary Public for Idaho WASHINGTON  
My commission expires: Dec 31, 2015



**Exhibit "A"**

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

That portion of Government Lots 3, 4, 5, 12, 13, Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, lying West of State Highway No. 422.

EXCEPTING THEREFROM a tract of land situated in Government Lots 3 and 4, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North line of said Government Lot 3 and the Northerly line of Highway 422; thence North 89° 05' 29" West 48.76 feet to the Northwest corner of said Government Lot 3; thence North 89° 02' 23" West on the North line of said Government Lot 4, 497.50 feet; thence South 09° 24' 00" East 317.74 feet to the Northerly line of Highway 422; thence Northeasterly on said Northerly line 584.70 feet more or less to the point of beginning as evidenced by Property Line Adjustment 19-97 on file in the office of the Klamath County Engineer.

Tax Parcel Number: R862720 and R895777