

2012-009903

Klamath County, Oregon



09/06/2012 03:35:43 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANT'S NAME AND ADDRESS:

Scott D. MacArthur
125 S. 6th Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Stephen Petrilla and Kathleen Petrilla,
Trustees of the Rhiannon C. Higgins
Testamentary Trust Dated 06-16-1997
c/o Roy A. Barry
Attorney at Law
2012 Business Center Dr., Ste 130
Irvine, CA 92612

SEND TAX STATEMENTS TO:

Roy A. Barry
2012 Business Center Dr., Ste 130
Irvine, CA 92612

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5th day of March, 2012, by and between **SCOTT D. MacARTHUR**, the duly appointed, qualified and acting personal representative of the estate of **DANA MARIE WALSH**, deceased, hereinafter called the first party, and **STEPHEN PETRILLA and KATHLEEN PETRILLA, TRUSTEES OF THE RHIANNON C. HIGGINS TESTAMENTARY TRUST, DATED FEBRUARY 13, 2012**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

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 paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., pursuant to an Order Approving Final Account and General Judgment of Final Distribution entered in the Circuit Court of the State of Oregon, Klamath County, in Case No. 1000167CV.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first above written.

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

Scott D. MacArthur, Personal Representative
Scott D. MacArthur, Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5TH day of March, 2012, by Scott D. MacArthur as the Personal Representative of the Estate of Dana Marie Walsh.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14



EXHIBIT "A"

PERSONAL REPRESENTATIVE'S DEED

Grantor: Scott D. MacArthur, Personal Representative of the Estate of
Dana Marie Walsh

Grantee: Stephen Petrilla and Kathleen Petrilla, Trustees of the
Rhiannon C. Higgins Testamentary Trust Dated February 13, 2012

PROPERTY DESCRIPTION

PARCEL 1:

A portion of Lot 36, LAKEWOOD HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southerly line of said Lot 36, and the Southwesterly boundary line of Secondary Highway No. 421 in Lakewood Heights; thence Northwesterly along the Northeasterly line of said Lot 36 to the Northwesterly corner of said Lot 36; thence South 35 degrees 25' West along the Northwesterly line of Lot 36 a distance of 63.1 feet to the Southwest corner of Lot 36; thence South 64 degrees 46' East along the Southerly line of Lot 36 a distance of 42.03 feet; thence South 78 degrees 51' East 57.61 feet to a point; thence South 62 degrees 21' East a distance of 13.15 feet; thence South 47 degrees 55' East a distance of 46.43 feet to a point on the Southerly line of said Lot 36; thence South 71 degrees 48' East along said Southerly line of Lot 36 to the point of beginning.

PARCEL 2:

A portion of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, and a portion of Lot 37, LAKEWOOD HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the section line which marks the most Southeasterly corner of Lot 37, Lakewood Heights; thence North 71 degrees 48' West 145.6 feet to a point; thence North 48 degrees 33' West 48.17 feet to an iron pin; thence North 62 degrees 21' West a distance of 13.15 feet; thence North 78 degrees 51' West 57.61 feet to a point on the Southwesterly line of said Lot 37; thence North 64 degrees 46' East a distance of 47.42 feet to a point on the Northwesterly line of Lot 36 if extended; thence South 35 degrees 25' West 140.51 feet more or less to a point on the Section line common to Sections 23 and 26; thence following this section line South 89 degrees 57' East 366.93 feet more or less to the point of beginning; being located in Section 23, Township 38 South, Range 8 East of the Willamette Meridian.

Property Id No.: R422509; Map Tax Lot No.: R-3808-023DC-02600-000