

MT 94809-CT

THIS SPACE R

2012-010420

Klamath County, Oregon



00124549201200104200020027

09/20/2012 11:51:46 AM

Fee: \$42.00

Grantor:

The Estate of Michael F. Buckley Jr.

16249 Winston Drive

Oregon City, OR 97045

Grantee:

Nick A. Gidge

PO Box 731

Hines, OR 97738

AFTER RECORDING RETURN TO:

Nick A. Gidge

PO Box 731

Hines, OR 97738

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

Nick A. Gidge

PO Box 731

Hines, OR 97738

Escrow No. MT94809-CT

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 18<sup>th</sup> day of September, 2012, by and between

**Sharon Michelle Buckley** the duly appointed, qualified and acting personal representative of the estate of **Michael Francis Buckley, Jr.**, deceased,

hereinafter called the first party, and

**Nick A. Gudge and Karyl A. Gudge, as tenants by the entirety,**

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:

A tract of land situated in Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89°42'15" East 400.00 feet; thence South 62.42 feet; to the true point of beginning of this description; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of Williamson River; thence South 37°53'20" East 77.95 feet; thence South 56°00' East 64.26 feet; thence North 39°16'10" East 418.49 feet; thence North 50°43'50" West 83.00 feet to the true point of beginning of this description.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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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.

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 18<sup>th</sup> day of September, 2012

Sharon Michelle Buckley  
Sharon Michelle Buckley, Personal Representative for the  
Estate of Michael Francis Buckley, Jr., Deceased.

STATE of Oregon,  
County of Multnomah ) ss.

This instrument was acknowledged before me on 9/18/2012, 2012 by Sharon Michelle Buckley,  
as Personal Representative for the Estate of Michael Francis Buckley, Jr.

[Signature]  
Notary Public for Oregon  
My commission expires 4/6/2015

