

MLC 94269 DS

**GRANTOR NAME AND ADDRESS:**

Barbara June Reid Lanning  
Personal Representative  
of the Estate of Phyllis Gertrude Reid  
Klamath County Circuit Court Case No. 0700947CV  
809 W. 22<sup>nd</sup> Avenue  
Kennewick, WA 99337

**2012-013794**

Klamath County, Oregon

12/11/2012 02:13:06 PM

Fee: \$47.00

**GRANTEE NAME AND ADDRESS:**

Dorothy J. Roholt and  
Robert B. Roholt  
311520 NE Shaad Road  
Newberg, OR 97132

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls OR. 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantees

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 26<sup>th</sup> day of June, 2012, by and between Barbara June Reid Lanning, Personal Representative of the Estate of Phyllis Gertrude Reid, Klamath County Circuit Court Case No. 0700947CV hereinafter called the Grantor or First Party and Dorothy J. Roholt and Robert B. Roholt, Husband and Wife, hereinafter called the Grantees or Second Parties;

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, legally described on Exhibit A attached hereto and incorporated by this reference herein as though fully set forth herein.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

"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 AND 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

Personal Representative's Deed

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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."

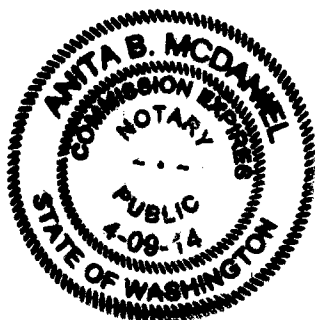
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,000.00. However, the true and actual consideration includes other property or value given or promised which is a part of the consideration, being receipt by Dorothy J. Roholt of a portion of her distribution from out of the said estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 26<sup>th</sup> day of June, 2012.

Barbara June Reid Lanning  
Personal Representative of the  
Estate of PHYLLIS GERTRUDE REID

Washington  
STATE OF OREGON )  
Benton ) ss.  
County of Klamath )

This instrument was acknowledged before me on June 26, 2012, by Barbara June Reid Lanning, Personal Representative of the Estate of Phyllis Gertrude Reid, deceased.



Anita B. McDanel  
NOTARY PUBLIC FOR OREGON Washington  
My Commission Expires: 4-9-14

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

That portion of the SW1/4SW1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, lying South and West of the Dairy-Bonanza Highway.

**PARCEL 2:**

A piece or parcel of land situate in the SW1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, and more particularly described as follows: Beginning at the intersection of the center line of the Buck Creek Drainage channel, with the Northeasterly boundary of the right of way of the Dairy-Bonanza Highway, from which the Southwesterly corner of the said Section 31, Township 38 South, Range 11, East of the Willamette Meridian bears South 40°47' West, 593.9 feet distant, and running thence and following the said centerline North 28°12' East, 30.6 feet; thence along the arc of a 6°00' curve to the right to a point which bears North 31°53' East, 122.8 feet distant; thence North 35°34' East, 1298.5 feet; thence along the arc of a 9°00' curve to the left to a point which bears North 17°04' East, 404.4 feet distant; thence North 1°26' West, 667.3 feet, more or less, to a point in the Northerly boundary of the said SW1/4 of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, thence Westerly along the said Northerly boundary of the said SW1/4 of Section 31, Township 38 South Range 11 East of the Willamette Meridian, 1324.6 feet, more or less, to the Westerly quarter corner of the said Section 31, Township 38 South, Range 11 East of the Willamette Meridian; thence Southerly along the Section line marking the Westerly boundary of the said Section 31, Township 38 South Range 11 East of the Willamette Meridian, 1998.4 feet, more or less, to its intersection with the said Northeasterly boundary of the Dairy-Bonanza Highway; thence South 60°16' East along the said right of way line 444.6 feet, more or less to the said point of beginning.