

2012-014120
Klamath County, Oregon
 12/19/2012 02:00:08 PM
 Fee: \$42.00

mtc 95683-DS
 Grantor:
 The Estate of Letta M. Goehring
 2550 Vallejo Street
 San Francisco, CA 94123

Grantee:
 Moss Rentals LLC
 PO Box 377
 Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
 Moss Rentals LLC
 PO Box 377
 Klamath Falls, OR 97601

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

Same as Above

Escrow No. MT95683-DS
 Title No. 0095683
 PRD r.020212

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12 day of December, 2012, by and between
Marcia Schmelzer the duly appointed, qualified and acting personal representative of
 the estate of **Letta M. Goehring**, deceased, hereinafter called the first party, and
Moss Rentals LLC, an Oregon limited liability company,

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:

The Southwesterly 50 feet of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$60,000.00**. 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.

42 AMT

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 12 day of December, 2012

Marcia Schmelzer, Personal Representative
for the Estate of Letta M. Goehring, Deceased
Marcia Schmelzer, Personal Representative for the Estate
of Letta M. Goehring, Deceased.

STATE of California
County of San Francisco, ss.

This instrument was acknowledged before me on December 12, 2012, by Marcia Schmelzer as Personal Representative for the Estate of Letta M. Goehring.

Michael Cornelius
Notary Public for State of California
My commission expires June 01, 2013

