

2013-000388

Klamath County, Oregon



00129769201300003880020029

01/10/2013 03:26:44 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Estate of Juanita Cowger Boss
Joanne Elizabeth Farnworth, P.R.
Klamath County Circuit Case No. 1200677CV
2408 West Targee
Boise, ID 83705

GRANTEES NAME AND ADDRESS:

Joanne Elizabeth Farnworth and
Richard Lee Cowger
2408 West Targee
Boise, ID 83705

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 4 day of January, 2013, by and between **Joanne Elizabeth Farnworth, Personal Representative of the Estate of Juanita Cowger Boss, deceased, Klamath County Circuit Court Case No. 1200677CV**, hereinafter called the **Grantor** and **Joanne Elizabeth Farnworth and Richard Lee Cowger**, each as to an undivided one-half interest as tenants in common hereinafter called the **Grantees**.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees 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 situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

Parcel 1: Lot 7, Block 3, RIVER PARK according to the official plat thereof on file with the Clerk of Klamath County, Oregon

Parcel 2: Lot 8, Block 3, RIVER PARK according to the official plat thereof on file with the clerk of Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of Klamath County Circuit Court Case No. 1200677CV.

"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

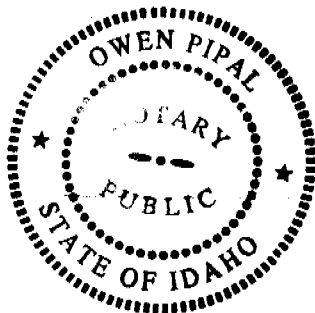
LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 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."

IN WITNESS WHEREOF, the said Grantor has executed this instrument the 4th day of Jan, 2013.

Joanne Farnworth
JOANNE ELIZABETH FARNWORTH, Personal
Representative of the Estate of Juanita Cowger Boss

STATE OF IDAHO)
County of Ada) ss.

The foregoing instrument was acknowledged before me this 4th day of January, 2013 by JOANNE ELIZABETH FARNWORTH as Personal Representative of the Estate of JUANITA COWGER BOSS deceased.



Owen Pipal
Notary Public for Idaho
My commission expires: 9-21-2017