

2013-001888

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Irma M. Froehlich, Personal Representative  
of the Estate of Arnold Joseph Froehlich  
Klamath County Circuit Court Case #1100518CV  
3915 Sturdivant  
Klamath Falls, OR 97603



00131628201300018880020024

02/20/2013 11:22:13 AM

Fee: \$42.00

**GRANTEES NAME AND ADDRESS:**

Irma M. Froehlich  
3915 Sturdivant  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney at Law  
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 20 day of February, 2013, by and between Irma M. Froehlich, Personal Representative of the Estate of Arnold Joseph Froehlich, deceased, Klamath County Circuit Court Case No 1100518CV and Irma M. Froehlich, (who took title as a tenant by the entirety as Maria I. Froehlich) hereinafter called the Grantor and Irma M. Froehlich, hereinafter called the Grantee.

**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 Grantee 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:

**West 80 feet of Lot 7, BURNSDALE DIVISION, according to the official plat thereof on file in the office of 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 the above referenced estate consistent with vesting as a tenant by the entirety with the decedent.

"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 20 day of February, 2013.

Irma M. Froehlich  
IRMA M. FROEHLICH, Individually and as Personal  
Representative of the Estate of Arnold Joseph Froehlich

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

The foregoing instrument was acknowledged before me this 20 day of February, 2013, by IRMA M. FROEHLICH Individually and as Personal Representative of the Estate of ARNOLD JOSEPH FROEHLICH, deceased.



Margaret John  
Notary Public for Oregon  
My commission expires: 9-12-14