

mtc 96870-DS

THIS SPACE RESERVED FOR RE

2013-003418  
Klamath County, Oregon  
04/01/2013 02:18:30 PM  
Fee: \$42.00

Grantor:  
C. THOMAS DAVIS, PERSONAL  
REPRESENTATIVE

Grantee:  
DONALD E. BAILEY, TRUSTEE

AFTER RECORDING RETURN TO:  
DONALD E. BAILEY, TRUSTEE  
8740 Homedale Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Donald E. Bailey, Trustee  
same as above

Escrow No. MT96870-DS  
Title No. 0096870  
PRD r.020212

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 27TH day of MARCH, 2013, by and between  
C. THOMAS DAVIS, the duly appointed, qualified and acting personal representative of the estate of  
WANEETA F. CASE, deceased, hereinafter called the first party, and

**DONALD E. BAILEY, TRUSTEE OF THE DON E. BAILEY REVOCABLE TRUST DATED JUNE 12,  
2012,**

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:

Tract No. 17 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following described property:

Beginning at the Southwest corner of said Tract No. 17 on the East line of First Avenue, (now known as Hope Street), running thence East along the South line of said Tract No. 17, 216 feet; thence North parallel with the East line of First Avenue, (now known as Hope Street), 90 feet, more or less, to the South line of a 20 foot roadway; thence West along the South line of said roadway 216 feet to the East line of First Avenue, (now known as Hope Street); thence South 90 feet to the point of beginning.

42 AMT

The true and actual consideration paid for this transfer, stated in terms of dollars is \$62,000.00. 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.

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 28<sup>th</sup> day of March, 2013

x C. Thomas Davis  
C. THOMAS DAVIS, Personal Representative for the  
Estate of Waneeta F. Case, Deceased.

STATE of OREGON, County of Washington ) ss.

This instrument was acknowledged before me on March 28, 2013

by C. Thomas Davis as Personal Representative for the Estate of  
Waneeta F. Case.

Marian B. Davis  
Notary Public for Oregon  
My commission expires 2-3-15

