

2013-003776

Klamath County, Oregon



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04/09/2013 03:14:50 PM

Fee: \$42.00

**PERSONAL REPRESENTATIVE'S DEED**

**Grantor:**

Helen E. Horsley, as Personal Representative  
of the Estate of Donald J. Horsley  
PO Box 8  
Bonanza, OR 97623

**Grantees:**

Helen E. Horsley, as Trustee of the  
Donald Horsley Disclaimer Trust  
PO Box 8  
Bonanza, OR 97623

**After recording, return to:**

Boivin, Uerlings & Dilaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property tax statements to:**

Helen E. Horsley, as Trustee of the  
Donald Horsley Disclaimer Trust  
PO Box 8  
Bonanza, OR 97623

Returned to County

THIS INDENTURE made this 9 day of April, 2013, by and between Helen E. Horsley, the duly appointed, qualified and acting personal representative of the estate of Donald J. Horsley, deceased, hereinafter called the first party, and Helen E. Horsley, as Trustee of the Donald Horsley Disclaimer Trust, hereinafter called the second party;

**WITNESSETH:**

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns **all** estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located in Bonanza, Oregon: Lots 11 - 20 inclusive in Block 98, Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
Property Tax Id #R607249

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever. The true and actual consideration for this conveyance is the Judgment of Court entered in the Matter of the Estate of Donald J. Horsley, Deceased, Case No. 1202114CV in the Circuit Court of the State of Oregon for Klamath County.

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 SECTION 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 first party has executed this instrument.

Helen E. Horsley  
Helen E. Horsley, Personal Representative

STATE OF OREGON     )  
                              ) ss.  
County of Klamath    )

This instrument was acknowledged before me on April 9, 2013 by Helen E. Horsley, as Personal Representative of the Estate of Donald J. Horsley.

Julie A. Stenkamp  
Notary Public for Oregon  
My Commission Expires: 10/21/2013

