

2013-007195

Klamath County, Oregon



00138213201300071950020024

06/24/2013 03:50:26 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Michael A. Riggs Personal Representative
of the Estate of James O. Riggs
Klamath County Circuit Court Case #1102392CV
10642 Preddy Avenue
Klamath Falls, Oregon 97603

GRANTEES NAME AND ADDRESS:

Michael A. Riggs
10642 Preddy Avenue
Klamath Falls, Oregon 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 19 day of June, 2013, by and between **Michael A. Riggs, Personal Representative of the Estate of James O. Riggs, deceased, Klamath County Circuit Court Case No 1102392CV** hereinafter called the **Grantor** and **Michael A. Riggs**, 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:

**Unit 10642 (Preddy Avenue) Tract 1365 - FALCON HEIGHTS CONDOMINIUMS
STAGE 2 according to the official plat thereof on file in the office of the Clerk of
Klamath County, Oregon
Map R-3909-03400-80068-000 Tax Account R885996**

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.

"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

Returned to Grantor

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 19 day of June, 2013.

Michael Riggs

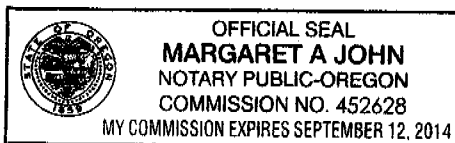
Michael A. Riggs Personal Representative of the
Estate of James O. Riggs

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 19 day of June, 2013, by Michael A. Riggs, Personal Representative of the Estate of James O. Riggs, deceased.



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