

Grantor: ML 97889-SH
 The Estate of Barbara Louise Garren



2013-007565

Klamath County, Oregon

07/02/2013 12:26:13 PM

Fee: \$47.00

Grantee:
 Matthew Wayne Eagleton

AFTER RECORDING RETURN TO:
 Matthew Wayne Eagleton
 3932 Redondo Way
 Klamath Falls, OR 97603

Until a change is requested all tax statements
 shall be sent to the following address:
 SAME AS ABOVE

Escrow No. MT97889-SH

Title No. 0097889

PRD r.020212

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 28TH day of JUNE, 2013, by and between
Jennifer M. Schwind the duly appointed, qualified and acting personal representative of the
 estate of **Barbara Louise Garren**, deceased, hereinafter called the first party, and

Matthew Wayne Eagleton, 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:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$65,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

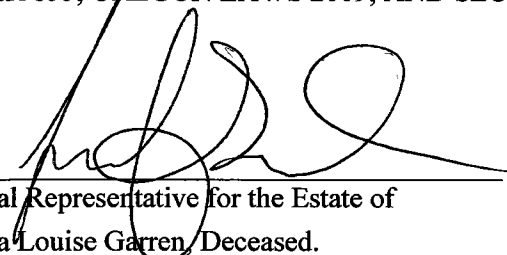
2013-2014 Real Property Taxes a lien not yet due and payable.

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.

47 AMT

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 day of June, 2013



Personal Representative for the Estate of
Barbara Louise Garren, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 28, 2013

by Jennifer M. Schwind as Personal Representative for the Estate of Barbara Louise Garren.



Notary Public for Oregon
My commission expires 11-18-15



LEGAL DESCRIPTION

“EXHIBIT A”

EXHIBIT "A" LEGAL DESCRIPTION

A portion of TRACT NO. 67, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the W1/2 of TRACT NO. 67 of FAIR ACRES SUBDIVISION NO. 1, as shown by the official plat thereof running thence North along the West line of said Tract 140 feet to a point; thence East at right angles to said West line 140 feet; thence South at right angles 140 feet to the South line of said TRACT; thence West 140 feet to the point of beginning.