

2013-013864

Klamath County, Oregon



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12/18/2013 01:44:28 PM

Fee: \$42.00

PERSONAL REPRESENTATIVE'S DEED

Grantor: The Trust Division of Oregon Pacific Bank,
as Personal Representative of the Estate of
Park David Ewing
860 O'Hare Parkway, Ste 100
PO Box 1784
Medford, OR 97501-0140

Grantee: Marvin Sullivan
5235 Miller Avenue
Klamath Falls, OR 97603

After recording, return to:
Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:
Marvin Sullivan
5235 Miller Avenue
Klamath Falls, OR 97603

THIS INDENTURE made this 17 day of December, 2013, by and between **The Trust Division of Oregon Pacific Bank, the duly appointed, qualified and acting personal representative of the estate of Park David Ewing, deceased, hereinafter called the first party, and Marvin Sullivan, 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 at 1917 Wiard Street, Klamath Falls, Oregon, more particularly described, as follows: Tract 1, less the South 60 feet thereof, all of Tract 2, and Tract 3 less the North 70 feet thereof, of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, subject to all liens and encumbrances of record and those apparent on the land.

Property Tax Id #R511716

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 Park David Ewing, Deceased, Case No. 1203483CV 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.

Linda S. Arnold

Linda S. Arnold, Senior Trust Officer
Of The Trust Division of Oregon Pacific Bank,
Personal Representative

STATE OF OREGON)

County of Klamath)

ss.

This instrument was acknowledged before me on December 17, 2013 by Linda S. Arnold, Senior Trust Officer of the Trust Division of Oregon Pacific Bank, as Personal Representative of the Estate of Park David Ewing.



Lois Faye Weathers

Notary Public for Oregon

My Commission Expires: August 07, 2017