

2014-002542

Klamath County, Oregon



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03/24/2014 03:10:14 PM

Fee: \$47.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Colleen O'Connor, as Personal Representative
of the Estate of Lorraine M. Beck
20718 Jutland Place
Lakeville, MN 55044

Grantee:

Carmen Rae Laver
684 Via Pacheco
San Lorenzo, CA 94580

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:

Carmen Rae Laver
684 Via Pacheco
San Lorenzo, CA 94580

THIS INDENTURE made this 31st day of March, 2014, by and between **Colleen O'Connor**, the duly appointed, qualified and acting personal representative of the estate of **Lorraine M. Beck**, deceased, hereinafter called the first party, and **Carmen Rae Laver**, 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 6315 Alva Avenue in Klamath Falls, Oregon, more commonly described as follows:

Lot 9, Block 4, 1st Addition to Winema Gardens, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon.

Property Tax Id #R505983

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 Lorraine M. Beck, Deceased, Case No. 1101516CV 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, 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 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

Returned to Court

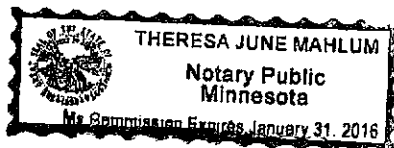
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


IN WITNESS WHEREOF, the first party has executed this instrument.


Colleen O'Connor, Personal Representative

STATE OF MINNESOTA)
County of Rice) ss.

This instrument was acknowledged before me on March 21, 2014 by Colleen O'Connor, as Personal Representative of the Estate of Lorraine M. Beck.




Notary Public for Minnesota
My Commission Expires: 1/31/16