

BLL NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2014-006580
Klamath County, Oregon



06/20/2014 12:00:56 PM

Fee: \$47.00

Luz Maria Sandoe
3409 Oxbow St
Klamath Falls Oregon 97603

Grantor's Name and Address*

Linda Pedroza
12301 Tierra Laurel Dr.
El Paso Texas 79938

Grantee's Name and Address*

After recording, return to (Name and Address):

Linda Pedroza
12301 Tierra Laurel Dr.
El Paso Texas 79938

Until requested otherwise, send all tax statements to (Name and Address):

Linda Pedroza
12301 Tierra Laurel Dr.
El Paso Texas 79938

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated June 20, 2014, by and between Linda Guillermina Pedroza, the duly appointed, qualified and acting personal representative of the estate of Luz Maria Sandoe, deceased, hereinafter called grantor, and Linda Guillermina Pedroza, hereinafter called grantee; WITNESSETH: Linda Guillermina Pedroza

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the 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 _____ County, State of Oregon, described as follows (legal description of property):

See exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and 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 ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Linda Pedroza

Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 20th, 2014, by Linda Guillermina Pedroza

This instrument was acknowledged before me on _____, by _____, as _____, of _____



Paula J. Harris
Notary Public for Oregon
My commission expires Nov 29, 2016

Exhibit A

A tract of land situated in the NW $\frac{1}{4}$ of Sec. 12, Twp. 39 S. R. 9 E.W.M., more particularly described as follows:

Beginning at a point on the Easterly line of Oxbow Street, said point being South 23°18'30" West a distance of 180.00 feet from the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South 66°41'30" East at rightangles to said Oxbow Street a distance of 120.00 feet; thence South 23°18'30" West parallel with said Oxbow Street a distance of 80.00 feet; thence North 66°41'30" West a distance of 120.00 feet to the Easterly line of said Oxbow Street; thence North 23°18'30" East along said Easterly line of Oxbow Street a distance of 80.00 feet to the point of beginning. Said tract being subject to an eight foot utility easement along the easterly side thereof.

Subject to contract and/or lien for irrigation and/or drainage; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; rights of the public in and to any portion of said premises lying within the limits of roads and highways; Declaration of Conditions and Restrictions recorded May 31, 1966 in Deed Vol. M-66 at page 5642; and to rules, regulations and assessments of South Suburban Sanitary District.

R-3989-012BC-03500