

184 2242635-ALF

2014-007207
Klamath County, Oregon
07/09/2014 02:32:45 PM
Fee: \$47.00



After recording return to:
Gary G Hannen and Candace L Evans
2135 White Ave
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
Gary G Hannen and Candace L Evans
2135 White Ave
Klamath Falls, OR 97601

File No.: 7021-2242635 (ALF)
Date: April 24, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-fourth day of April, 2014** by and between **Cindy Ibarra** the duly appointed, qualified and acting personal representative of the estate of **Walter L Moden**, deceased, hereinafter called the first party and **Gary G Hannen and Candace L Evans, husband and wife**, 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 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 the County of **Klamath**, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 13, BLOCK 210, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

1. 2014/2015 Real property taxes; a lien not yet due and payable.

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 paid for this transfer, stated in terms of dollars, is **\$58,000.00**.

F.
52.00

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Dated this 3 day of July, 2014.

Cindy Ibarra
Cindy Ibarra

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3rd day of July, 2014
by .



Meli Ann Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017