

2014-009781

Klamath County, Oregon



00158980201400097810030034

RETURN TO:
Richard Fairclo, Attorney
409 Pine Street, Suite 209
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Arlie Arritola
1115 NE Hembree St.
McMinnville OR 97128

Levi Byrnes
9620 Farmer Road
Nampa ID 83686

Dana Arritola
7314 Flag Court
Klamath Falls OR 97603

Cale Arritola
c/o Dana Arritola
7314 Flag Court
Klamath Falls, OR 97603

09/19/2014 02:54:33 PM

Fee: \$52.00

- PERSONAL REPRESENTATIVE DEED -

Richard Earl Otley, the duly appointed, qualified and acting Personal Representative of the Estate of Paul J. Arritola, and as Successor Trustee of the The Paul J. Arritola Trust Dated July 3, 2002, hereinafter called the first party, and Arlie Arritola, Levi R. Byrnes, Dana Arritola, and Cale Arritola, each as to an undivided $\frac{1}{4}$ share as tenants in common, hereinafter called the second party,

WITNESSETH:

For value received and the consideration herein 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 for this transfer is One Dollar and other valuable consideration, and pursuant to Court Order dated September 9, 2014 in Klamath County Circuit Court Case Number 1201517 CV, Estate of Paul Arritola.

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.

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 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 9th day of Sept., 2014.

Richard Earl Otley

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 9th day of Sept. 2014 by Richard Earl Otley, as Personal Representative for the Estate of Paul J. Arritola, and as Successor Trustee of the The Paul J. Arritola Trust Dated July 3, 2002.

Micaiah E. L. Caldwell
Notary Public for Oregon
My Commission expires: 3-20-16



EXHIBIT A
(Paul Arritola to Arlie, Dana, Levi and Cale)

All that interest that was acquired by Michael Scott Earnest by deed recorded at Deed Volume M80, Page 8266, Klamath County Deed Records; and by Grantor in deed re-recorded at M05 Page 44888, Klamath County Records:

NE $\frac{1}{4}$ NE $\frac{1}{4}$ less ditch and railroad and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ less ditch and road in Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County Oregon;

Together with 1981 Ridgewood Manufactured Home, Serial Number 09L17560, Identification Plate Number x—170068.