

2014-012185

Klamath County, Oregon



00161860201400121850020025

11/21/2014 03:36:01 PM

Fee: \$47.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Neona Chastain, as Personal
Representative for the Estate of
James Rex Chastain
803 Main Street, Ste 201
Klamath Falls, OR 97601

Grantee:

Lou Ann Chastain
1320 NE 9th Street
Grants Pass, OR 97526

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:

Lou Ann Chastain
1320 NE 9th Street
Grants Pass, OR 97526

THIS INDENTURE made this ____ day of November, 2014, by and between **Neona Chastain**, the duly appointed, qualified and acting personal representative for the **Estate of James Rex Chastain**, deceased, hereinafter called the first party, and **Lou Ann Chastain**, 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 **Josephine**, State of Oregon, described as follows, to-wit:

Real property located at 1320 NE 9th Street, Grants Pass, Oregon, more commonly described as follows:

Commencing 10 rods and 50 feet North and 25 feet West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 8, Township 36 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon, (the true course being North 00°26' West 215.0 feet and South 89°41' West 25.0 feet from said corner) to an established 1" iron pipe at the Northeast corner of Lot 10 of LAWLESS SUBDIVISION and being at the West right of way line of Northeast Nine Street; thence North 00°26' West along said line, 65.0 feet to the true point of beginning of this description; thence North 00°26' West along said line, 50.0 feet to an established ½ inch iron pipe; thence leaving said right of way line and running South 89°41' West 143.0 feet; thence South 00°26' East 50.0 feet; thence North 89°41' East 143.0 feet to the true point of beginning, being in the City of Grants Pass.

TOGETHER with an easement for driveway as set forth in instrument recorded March 6, 1981 as Document No. 81-03663, Official Records of Josephine County, Oregon

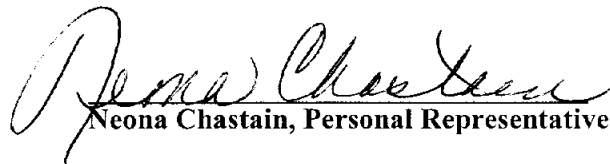
Property Tax Id #R307781

Returned to County

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 James Rex Chastain, Deceased, Case No. 1401384CV in the Circuit Court of the State of Oregon for Klamath County.

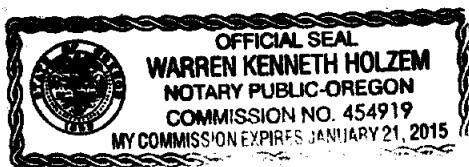
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 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.

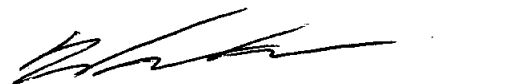
IN WITNESS WHEREOF, the first party has executed this instrument.


Neona Chastain, Personal Representative

STATE OF OREGON)
County of CLATSOP) ss.

This instrument was acknowledged before me on November 20, 2014 by Neona Chastain, as Personal Representative for the Estate of James Rex Chastain.




Notary Public for Oregon
My Commission Expires: 1/21/2015