

2014-012186

Klamath County, Oregon



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11/21/2014 03:36:11 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

Grantees:

Neona Chastain
410 S. Fir Street
Canby, OR 97013

Ronnie Chastain
6520 Chapparel Street
Central Point, OR 97502

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:

Neona Chastain
410 S. Fir Street
Canby, OR 97013

THIS INDENTURE made this 20 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 **Neona Chastain and Ronnie Chastain**, as tenants-in-common, hereinafter called the second parties;

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 parties and second parties' 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 2027 Eberlein Avenue, Klamath Falls, Oregon, more commonly described as follows:

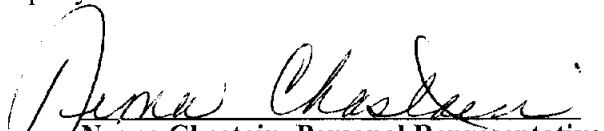
Lot 12 in Block 201 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Property Tax Id #613562

TO HAVE AND TO HOLD the same unto the second parties and second parties' 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

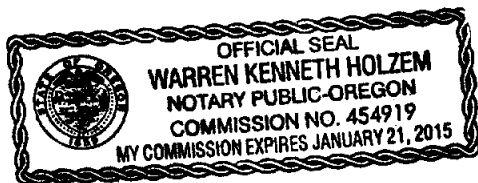
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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.

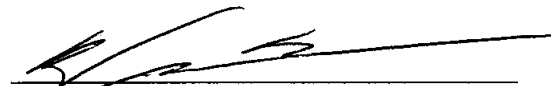
IN WITNESS WHEREOF, the first party has executed this instrument.


Neona Chastain, Personal Representative

STATE OF OREGON)
County of Clackamas) 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: 01/21/2015