

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor MTC 102423DS
THE ESTATE OF RUTH ROCHELLE DAILEY

2014-013205

Klamath County, Oregon

12/23/2014 12:52:00 PM

Fee: \$52.00

Grantee:
MICHAEL FENTERS & KATHY FENTERS

AFTER RECORDING RETURN TO:
MICHAEL FENTERS
2807 Patterson St.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
SAME AS ABOVE

Escrow No. MT102423DS

Title No. 0102423

PRD r.020212

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 17TH day of DECEMBER, 2014, by and between
RODNEY DAILEY, the duly appointed, qualified and acting personal representative of the estate of
RUTH ROCHELLE DAILEY ALSO KNOWN AS ROCKY DAILEY, deceased, hereinafter called the first
party, and **MICHAEL FENTERS and KATHY FENTERS**, as tenants by the entirety,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

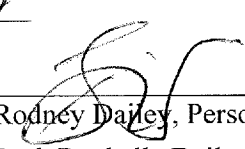
The true and actual consideration paid for this transfer, stated in terms of dollars is \$78,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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.

5200

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.

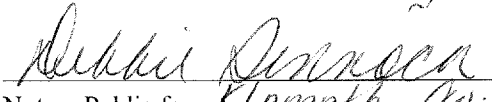
Executed this 18th day of Dec, 2014


Rodney Dailey, Personal Representative for the Estate of
Ruth Rochelle Dailey, Deceased.

STATE of OR, County of KLAMATH) ss.

This instrument was acknowledged before me on 12-18, 2014

by Rodney Dailey as Personal Representative for the Estate of
Ruth Rochelle Dailey.


Notary Public for KLAMATH CO.
My commission expires 9-8-17

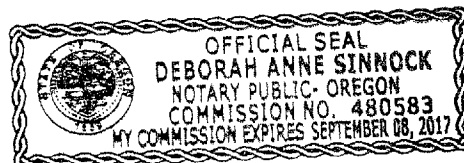


EXHIBIT "A"

A portion of Lots 9 and 10 in Block 3 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 9 in Block 3 ALTAMONT ACRES; thence South along the West line of said Lot 9, 108.8 feet to the Northwest corner of the property herein to be described; thence East and parallel with the North line of said Lot, 221.9 feet; thence South and parallel with Altamont Drive, 108.8 feet to the South line of Lot 10; thence West along the South line of said Lot 10, 221.9 feet to Altamont Drive; thence North along the West line of Lots 9 and 10 and parallel with Altamont Drive 108.8 feet to the place of beginning, LESS the Southerly 5 feet thereof.

EXCEPTING THEREFROM the Southerly 5 feet as conveyed to Klamath County by Warranty Deed recorded on January 9, 2002 in Volume M02, page 1291, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County by Warranty Deed recorded November 3, 2011 in Volume 2011-012347, Microfilm Records of Klamath County, Oregon.

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