

18 2347985-MT



After recording return to:
Mary S Sutton & Dale L Brush
665 Holiday Ln
Chemult, OR 97731

Until a change is requested all tax
statements shall be sent to:
Mary S Sutton & Dale L Brush
665 Holiday Ln
Chemult, OR 97731

File No.: 7021-2347985 (MT)
Date: December 04, 2014

2015-000862
Klamath County, Oregon
01/30/2015 11:03:03 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Fourth day of December, 2014** by and between **Kenneth Ray Ledbetter** the duly appointed, qualified and acting personal representative of the estate of **Lillian Louise Silva**, deceased, hereinafter called the first party and **Mary S Sutton and Dale L Brush, not as tenants in common but with rights of survivorship**, 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

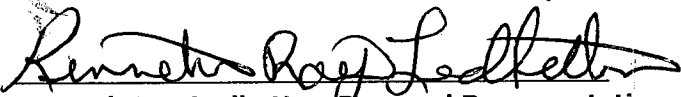
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$40,000.00**.

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.

F.
57.00

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.

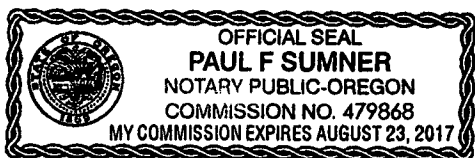
Dated this 23rd day of January, 20 15.

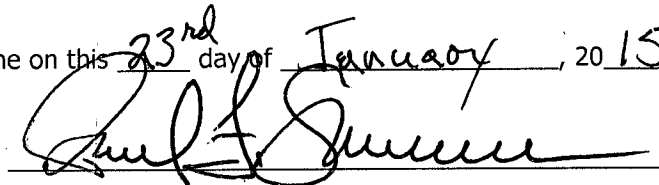


**Kenneth Ray Ledbetter, Personal Representative of
the Small Estate of Lillian Louise Silva**

STATE OF Oregon)
County of Jefferson)ss.

This instrument was acknowledged before me on this 23rd day of January, 20 15
by .





Notary Public for Oregon
My commission expires: 08/23/2017

EXHIBIT A

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

A parcel of land situate in the NW1/4 of Section 20, Township 28 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of North Beaver Marsh Addition, which is the point where the Westerly right of way line of U.S. Highway 97 intersects the Southerly line of Holiday Lane of said subdivision; thence North 73° 04' 30" West, 195.15 feet along the Southerly side of Holiday Lane to a point of curve; thence 141.07 feet along the curve to the left (Delta = 26° 33' 05" Radius 334.44) to a point of reverse curve; thence 65 feet along curve to the right (Delta = 26° 33' 05", Radius - 334.44) to the thread of Miller Creek; thence along the thread of Miller Creek in a Southeasterly direction to the Westerly line of a parcel of land owned by Joe Bellavance; thence South 16° 53' 30" West to the Northwest corner of property granted to Crown Zellerbach Corporation in Deed Book 318 Page 417, Klamath County Deed records; thence South 73° 06' 30" East 306.70 feet along the North line of said Crown Zellerbach property to a point on the West line of Highway 97, being the Northeast corner of said Crown Zellerbach property; thence North 16° 53' 30" East along the West right of way line of Highway 97 to the point of beginning.