

AFTER RECORDING RETURN TO:

Matthew T. Parks
620 Main Street
Klamath Falls OR 97601



00164949201500011990020027

02/10/2015 03:34:37 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Deena Owens
6110 Madera Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Deena Owens
6110 Madera Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Deena Owens
6110 Madera Drive
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 10 day of February, 2015, by and between **DEENA OWENS**, the duly appointed, qualified and acting personal representative of the estate of **RALPH HOLLINGSWORTH**, deceased, hereinafter called the first party, and **DEENA OWENS**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

Lot 4, Block 2, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded July 30, 1974 in Book M-74 at Page 9272, Amended June 30, 1975 in Book M-75 at Page 7360.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

Property ID No.: R567942; Map Tax Lot No.: R-3909-013AA-00700-000

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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., pursuant to the General Judgment of Final Distribution; and Order Closing Estate entered on January 26, 2015, in the Matter of the Estate of Ralph Hollingsworth, Circuit Court of the State of Oregon, for Klamath County, Case No. 1402909CV.

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

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Deena Owens

Deena Owens
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of February, 2015, by Deena Owens as Personal Representative of the Estate of Ralph Hollingsworth.

Kay Heath

NOTARY PUBLIC FOR OREGON

My Commission expires: 9-24-18

