

2015-001200

Klamath County, Oregon



00164950201500012000020029

02/10/2015 03:34:47 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Matthew T. Parks
620 Main Street
Klamath Falls OR 97601

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 5, Block 2, Country Green, Tract 1085, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon;

Subject to Declaration, including the terms and provisions thereof, executed by HENLEY LAND COMPANY, INC., dated July 22, 1974, and recorded July 30, 1974, in Volume M-74, Page 9272, Microfilm Records of Klamath County, Oregon; and to Amendment to Declarations executed by said Henley Land Company, Inc., dated June 12, 1975, and recorded M-75, Page 7360, Microfilm Records of Klamath County, Oregon;

Subject to easements and rights of way of record and those apparent on the land; and to agreements, regulations and assessments of any sanitary district.

Subject also to the assessments of Country Green Homeowners' Association; and to contracts and/or liens for irrigation and/or drainage.

Further, the fee title to any lot described as bounded by any street, lane, walkway, park, playground, open area, lake, pond, pool, sidewalk, or any other common property, which has not been dedicated or accepted by the public, and the fee title to any lots shown on the recorded plat of Country Green as abutting upon any such common property, shall not extend to or upon such common property, and the fee title to such common property is reserved by the grantor to be conveyed to the Country Green Homeowners' Association for the common enjoyment of all of the residents in Country Green.

Property ID No.: R567951; Map Tax Lot No.: R-3909-013AA-00800-000

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.

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IN WITNESS WHEREOF, the first party has executed this instrument the day and year hereinabove written.

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

