



00165286201500014490030031

02/18/2015 02:25:27 PM

Fee: \$52.00

**PERSONAL REPRESENTATIVE'S  
DEED OF DISTRIBUTION**

RECORDED & CORRECTED  
Peggy Jean Basinger - Grantor  
Attorney at Law

INDENTURE, made and entered into this 7th day of April, 2010, by and between PEGGY BASINGER, Personal Representative of the Estate of BETTY RAWLINGS, hereinafter referred to as the "Grantor"; and Robert J. Rawlings and Carol A. Rawlings, husband and wife, whose address is 2368 S. Petra Ave., Boise, Idaho 83709, hereinafter referred to as the "Grantees";

WITNESSETH: WHEREAS, Peggy Basinger, Grantor, is the duly appointed and acting Personal Representative of the Estate of Betty Rawlings as filed in Ada County, Idaho, as Case No. CVIE-1004513; and,

WHEREAS, Peggy Basinger, the Grantor, is entitled to make distribution of certain real property hereinafter described in this Deed pursuant to the provisions of the Idaho Uniform Probate Code;

NOW, THEREFORE, the said Grantor, for the purpose of distributing the real property from the Estate of Betty Rawlings, does by these presents distribute, grant, bargain, sell, convey and confirm unto the said Grantees, and to their heirs and assigns forever, all that certain land situate, lying and being in the County of Klamath, State of Oregon, more particularly described as follows in the attached Real Property Tax Statement, with all appurtenances.

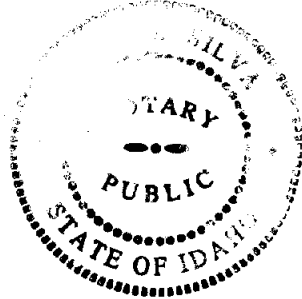
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year in this deed first above written.

Peggy Jean Basinger  
PEGGY BASINGER, Personal Representative  
of the Estate of Betty Rawlings

STATE OF IDAHO )  
                              : ss.  
County of Ada        )

On this 7<sup>th</sup> day of April, 2010, before me, a Notary Public in and for said State, personally appeared Peggy Basinger, proven to me upon satisfactory evidence to be the person who signed her name to the within and foregoing instrument and acknowledged to me that she executed the same as Personal Representative of the Estate of Betty Rawlings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year herein first above written.



Karen Silva  
Notary Public for Idaho  
Residing at:  
My Commission Expires: 10/30/2010

RECORDING REQUESTED BY	
71356	
WHEN RECORDED MAIL TO	
Name	Mr. & Mrs. Lewis W. Rawlings
Address	7648 Lankershim Blvd.
City & State	North Hollywood, CA 91605

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

DOCUMENTARY TRANSFER TAX \$
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Form Name

THIS INSTRUMENT, made the 17th day of July, 1979  
 BETWEEN CHARLES C. WHALEN  
 the part Y of the first part.  
 And LEWIS W. RAWLINGS and BETTY J. RAWLINGS, as joint tenants,

Witnesseth: That the said part Y of the first part, for and in consideration of the sum of Two Thousand and No/100 Dollars, lawful money of the United States of America, to him in hand paid by the said part LES of the second part, the receipt whereof is hereby acknowledged, do as by these presents, grant, bargain, sell, convey and confirm unto the said part LES of the second part, and to their heirs and assigns forever, all th at certain lot piece or parcel of land situate, lying and being in the County of Klamath and State of Oregon and bounded and particularly described as follows, to-wit:

Lot No. 13 Block 101, Klamath Falls Forest Estates Highway 56 Unit, Plat No. 4 as recorded in Klamath County, Oregon.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof.

To HAVE AND TO HOLD, the same to the said grantees and grantees' successors, heirs and assigns forever; and the said first part Y do as hereby covenant with the said grantees and their

Legal representatives, that the said real estate is free from all incumbrances; that grantor shall have good right and lawful authority to sell the same to the said grantees; and that grantor will

and grantor's successors heirs, executors and administrators shall WARRANT AND DEFEND the title to said premises against the just and lawful claims and demands of all persons whomsoever. In Witness Whereof, the said part Y of the first part has hereunto set his hand and seal the day and first above written

Charles C. Whalen  
 Charles C. Whalen

STATE OF California  
 County of Los Angeles

On July 19, 1979 before me, the undersigned, a Notary Public in and for said State, personally appeared Charles C. Whalen

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

D. E. Robinson  
 (Seal) D. E. Robinson  
 Notary Public in and for said State.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of JULY A.D., 1979 at 8:52 o'clock AM, and duly recorded in Vol. X 73.

on Page 1722.

