

2015-002365

Klamath County, Oregon



00166490201500023650020021

**GRANTOR NAME AND ADDRESS:**

James Louis Pratt, Personal  
Representative Estate of Louis Pratt  
3849 LaMarada  
Klamath Falls, Oregon 97603

03/17/2015 03:08:14 PM

Fee: \$47.00

**GRANTEE NAMES AND ADDRESS:**

Michelle Rae Eden and Victor Leroy Eden  
650 SW Sandalwood  
Corvallis, Oregon 97333

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantees

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 17<sup>th</sup> day of March, 2015, by and between **JAMES LOUIS PRATT, Personal Representative of the Estate of LOUIS CARROLL PRATT, deceased, Klamath County Circuit Court Case No. 1203611CV**, hereinafter called the First Party and **MICHELLE RAE EDEN and VICTOR LEROY EDEN, Husband and Wife**, hereinafter called the Second Party.

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said 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, legally described as follows, to wit:

"Lots 8 and 9 in Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated

in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

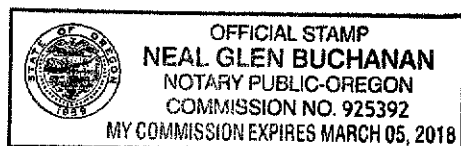
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

IN WITNESS WHEREOF, the said First Party has executed this instrument the 17<sup>th</sup> day of March, 2015.

James Louis Pratt  
JAMES LOUIS PRATT, Personal  
Representative Of The  
Estate of LOUIS CARROLL PRATT

State Of Oregon            )  
                                  ) ss.  
County of Klamath        )

This record was acknowledged before me on the 17 day of March, 2015 by JAMES LOUIS PRATT.



Neal Buchanan  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 3-5-18