



THIS SPACE RESERVED FOR RECORDER'S USE

2015-003528

Klamath County, Oregon

04/15/2015 03:37:32 PM

Fee: \$57.00

Grantor:

Diane L. Eaton

P.O. Box 112258

Campbell, CA 95011-2258

Grantee:

Paul Eggleston and Trinity Eggleston

61897 Dobbin Court

Bend, OR 97702

AFTER RECORDING RETURN TO:

Paul Eggleston and Trinity Eggleston

61897 Dobbin Court

Bend, OR 97702

Until a change is requested all tax statements
shall be sent to the following address:

Same as above

File No. 42100AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 7th day of March, 2015, by and between
Diane L. Eaton the duly appointed, qualified and acting personal
representative of the estate of Elmer J. Houser, deceased,
hereinafter called the first party, and

Paul Eggleston and Trinity Eggleston, as Tenants by the Entirety,

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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:

Lots 63, 64 and 65, Block 1 of TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-036B0-04600-000

R-2310-036B0-04500-000 R139610

R-2310-036B0-04700-000 R139638

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Return to:

Page 1 of 3

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.

Executed this 10 day of April, 2015

Diane Eaton
Personal Representative for the Estate of
Elmer J. Houser, Deceased.

STATE of _____, County of _____) ss.

This instrument was acknowledged before me on April, 2015
by Diane I. Eaton as Personal Representative for the Estate of Elmer J. Houser.

Notary Public for _____
My commission expires _____

*See Attached California All-Purpose
Acknowledgement*

Alene Yera, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

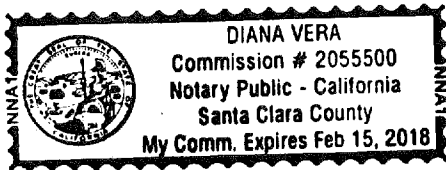
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Santa Clara)
 On 4/10/15 before me, Diana Vera, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Diane Eaton
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Personal Representative's Oath Document Date: 3/7/15

Number of Pages: 3 Signer(s) Other Than Named Above: not the place

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF DESCHUTES

PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF) LETTERS TESTAMENTARY

ELMER J. HOUSER,) Case No. 13PB0035

Deceased.)

THIS CERTIFIES that the will of Elmer J. Houser, deceased, has been proved and that Diane L. Eaton has been and is at the date hereof the duly appointed, qualified and acting Personal Representative of the will and estate of the decedent,

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Deschutes, in which proceedings for administration upon the said estate are pending, do hereby subscribe my name and affix the seal of said court this 22 day of April, 2013.



JEFFREY E. HALL
TRIAL COURT ADMINISTRATOR

By

Mary C. Sagan
Probate Commissioner/Deputy Clerk

STATE OF OREGON,)
County of Deschutes)

I, _____ Clerk of the Circuit Court of the State of Oregon for Deschutes County hereby do certify that the foregoing copy of Letters Testamentary has been by me compared with the original, that it is a correct transcript therefrom and of the whole of such original Letters Testamentary as the same appear on file and of record in my office and in my custody and that said letters are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court this ____ day of _____, 20__.

JEFFREY E. HALL
TRIAL COURT ADMINISTRATOR

By

Probate Commissioner/Deputy Clerk