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04/16/2015 02:59:02 PM

Fee: \$47.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Diana Wales, as Personal Representative
of the Estate of Phyllis D. Wales
215 La Donna Lane
Roseburg, OR 97471

Grantees:

Diana Wales
215 La Donna Lane
Roseburg, OR 97471

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Diana Wales
215 La Donna Lane
Roseburg, OR 97471

THIS INDENTURE made this 6 day of April, 2015, by and between **Diana Wales**, the duly appointed, qualified and acting personal representative of the estate of **Phyllis D. Wales**, deceased, hereinafter called the first party, and **Diana Wales**, hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

Real property is a portion of land located behind 1745 Austin Street, Klamath Falls, Oregon, more commonly described as follows:

A portion of the West half of Lot 1, HOME ACRES SUBDIVISION, a platted portion of Klamath County, Oregon, being more particularly described as follows: Beginning at the iron pipe marking the SW corner of Lot 1 HOME ACRES DIVISION, thence N. 0°21'15" E. along the westerly boundary of said Lot 1, 159.75 feet to an iron pipe; thence S. 89° 46'45" E. 5.0 feet to an iron pipe; thence S. 0°21'15" W. 75.0 feet to an iron pipe; thence S. 89° 46'45" E. 69.95 feet to an iron pipe on the easterly boundary of the West half of said Lot 1; thence S. 0°21'15" W. along said easterly boundary of the West half of said Lot 1, 84.75 feet to an iron pipe on the southerly boundary of said Lot 1; thence N. 89° 46'45" W. 74.95 feet, more or less, to the point of beginning.

Property Tax Id #R525765

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 for this conveyance is the Judgment of Court entered in the Matter of the Estate of Phyllis D. Wales, Deceased, Case No. 1403040CV in the Circuit Court of the State of Oregon for Klamath County.

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 195.335 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 39.936, 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.

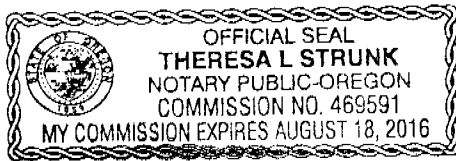
IN WITNESS WHEREOF, the first party has executed this instrument.



Diana Wales, Personal Representative

STATE OF OREGON)
County of Douglas ss.

This instrument was acknowledged before me on April ¹⁴10, 2015 by Diana Wales, as Personal Representative of the Estate of Phyllis D. Wales.


Notary Public for Oregon
My Commission Expires: 8/18/16