

2015-007256

Klamath County, Oregon



00172316201500072560020027

07/02/2015 03:37:53 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Estate of Charles Walter Houston
aka Chuck Houston. Deceased
Klamath County Court Case No. 1201972CV
c/o Marc Valens, Personal Representative
P. O. Box 61
Beatty, Oregon 97621

GRANTEE NAMES AND ADDRESS:

Fred Bertetta and Bonnie Bertetta, Trustees
Fred and Bonnie Bertetta Living Trust

AFTER RECORDING RETURN TO:

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 9th day of June, 2015 by and between **Marc Valens, Personal Representative of the Estate of Charles Walter Houston aka Chuck Houston, deceased, Klamath County Circuit Court Case No. 1201972CV**, hereinafter called the First Party and **Fred and Bonnie Bertetta, Trustees of the Fred and Bonnie Bertetta Living Trust**, 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:

**The NE1/4 SW1/4, E1/2 NW1/4 SW1/4, E1/2 SE1/4 SW1/4, E1/2 W1/2 SE1/4 SW1/4, and the SE1/4 NW1/4 EXCEPT THEREFROM:
Beginning at the Northeast corner of SE1/4 NW1/4 Section 26, Township 35 South, Range 12; thence South 1,315.50 feet; thence West 657.75 feet; thence North 1,315.50 feet; thence East to the point of beginning, all in Section 26, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

Acct: 3512-02600-0600-000 Key No: 289627

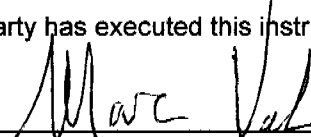
TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 165,000.00.

"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 9th day of June, 2015.




Marc Valens, Personal Representative of the
Estate of Charles Walter Houston aka Chuck
Houston

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 9 day of June, 2015 by Marc Valens, Personal Representative of the Estate of Charles Walter Houston aka Chuck Houston.





Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 4-20-2019