

2015-009335

Klamath County, Oregon

08/21/2015 01:20:05 PM

Fee: \$47.00

187 2499118-MS



After recording return to:
Frank Diaz and Beverly Diaz
P.O. Box 109
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to:
Frank Diaz and Beverly Diaz
P.O. Box 109
Malin, OR 97632

File No.: 7021-2499118 (MS)
Date: August 20, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twentieth day of August, 2015** by and between **Harry B. Peckham** the duly appointed, qualified and acting personal representative of the estate of **Frances L. Peckham**, deceased, hereinafter called the first party and **Frank Diaz and Beverly Diaz, as tenants by the entirety**, 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 the 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:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 11, BLOCK 3, IN TRACT 1096 AMERICANA, 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 second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$175,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

F.
52.00

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, 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.

Dated this 21st day of Aug, 2015.

Harry B. Peckham

**Harry B. Peckham, Personal Representative of the
Estate of Frances L. Peckham, deceased**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21st day of Aug, 2015
by **Harry B. Peckham, Personal Representative of the Estate of Frances L. Peckham,**
deceased.

[Signature]

Notary Public for Oregon
My commission expires: 12/31/18

