

2015-010192

Klamath County, Oregon



00175933201500101920030032

09/15/2015 10:11:06 AM

Fee: \$52.00

Required Recording Information

Name of Transaction:	PERSONAL REPRESENTATIVE'S DEED
Names of Parties:	Robin Koroush, Personal Representative of the Estate of James D. Koroush, Benton County Circuit Court Case No. 14-PB00573, Grantor Robin Koroush, a single individual, Grantee
After recording return to:	Gregory J. Christensen P.O. Box 2039 Corvallis, OR 97339
True and Actual Consideration:	Pursuant to a General Judgment of Distribution; there is no monetary consideration for this transfer.
Until a Change is Requested, Tax Statements Shall be Sent to:	Robin Koroush P. O. Box 315 Monroe, OR 97456

DEED FROM PERSONAL REPRESENTATIVE

KNOW ALL BY THESE PRESENTS that ROBIN KOROUGH, Personal Representative, pursuant to Letters Testamentary, issued by the Circuit Court of Benton County on May 5, 2014, in Probate Case No. 14-PB00573, In the Matter of the Estate of JAMES D. KOROUGH, deceased; hereinafter called grantor, by reason of said Letters, and pursuant to a General Judgment of Distribution signed therein on the 10th day of September, 2015, does hereby grant, bargain, sell and convey unto the following grantee and grantee's heirs, successors and assigns, ROBIN KOROUGH, a single individual, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

County of Klamath, State of Oregon:

N ½ W½, LOT 7, in Block 10, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, conditions, and restrictions of record. Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances, and except for any encumbrances arising subsequent to June 23, 2013, the date on which grantee went into possession of the premises. In particular, grantee will assume any existing obligation and financing lien, mortgage and trust deed presently existing against the subject real property and shall hold Grantor harmless thereon.

ORS 93.040(1) requires that the following statements be included in the body of an instrument transferring or contracting to transfer fee title to real property: 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00, and is made pursuant to the GENERAL JUDGMENT OF FINAL DISTRIBUTION, entered on September 10, 2015, in Benton County Circuit Court Probate Case No. 14-PB00573.

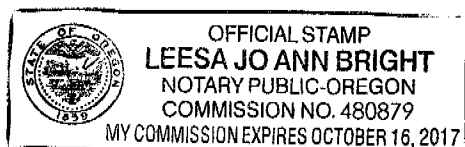
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 11 day of September, 2015.

Robin Koroush
ROBIN KOROUSH, Personal Representative
Benton County Circuit Court
Probate Case No. 14-PB00573
In re Estate of James D. Koroush

STATE OF OREGON)
County of Benton) ss.

This instrument was acknowledged before me on September 11th, 2015, by ROBIN KOROUSH, as Personal Representative, Estate of JAMES D. KOROUSH, Benton County Circuit Court, Case No. 14-PB00573.



Leesa Jo Ann Bright
NOTARY PUBLIC FOR OREGON