

2015-013847

Klamath County, Oregon



00180299201500138470020029

12/29/2015 09:07:49 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Nathan J. Ratliff  
620 Main Street  
Klamath Falls OR 97601

**GRANT'S NAME AND ADDRESS:**

Joseph T. Eischen, Personal Representative  
of the Estate of Lillian B. Eischen  
1835 Worden Avenue  
Klamath Falls, OR 97601

**GRANTEE'S NAME AND ADDRESS:**

Morris James Eischen  
P. O. Box 161  
Sprague River, OR 97639

**SEND TAX STATEMENTS TO:**

Morris James Eischen  
P. O. Box 161  
Sprague River, OR 97639

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 28 day of December, 2015, by and between **JOSEPH T. EISCHEN**, the duly appointed, qualified and acting personal representative of the estate of **LILLIAN B. EISCHEN**, deceased, hereinafter called the first party, and **MORRIS JAMES EISCHEN**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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, described as follows, to-wit:

Lots 28 and 29 of Block 28, 4<sup>th</sup> Addition to Nimrod River Park, excepting therefrom the Westerly 260 feet. The West side line of this parcel shall be parallel with the West side line of said Lots 28 and 29.

SUBJECT TO an easement for utility and roadway purposes over the Southerly 20 feet thereof.

SUBJECT TO covenants, conditions and restrictions of record and those apparent on the ground.

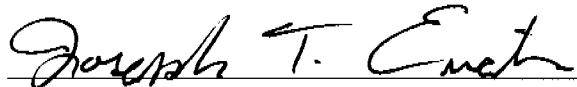
Property ID No.: R329692  
Map Tax Lot No.: R-3610-012A0-09300-000  
Property ID No.: R329709  
Map Tax Lot No.: R-3610-012A0-09400-000

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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Lillian B. Eischen, Klamath County Circuit Court Case No. 1403150CV.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

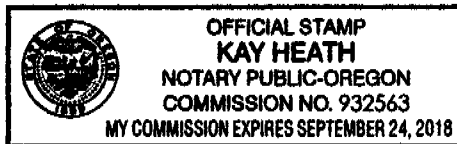
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

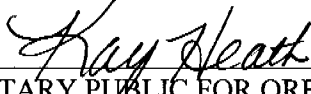


Joseph T. Eischen,  
Personal Representative

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28 day of December, 2015, by Joseph T Eischen, as personal representative of the Estate of Lillian B. Eischen.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-24-18