

2016-004522

Klamath County, Oregon



00185946201600045220020024

PERSONAL REPRESENTATIVES DEED

Kathy M. Longanecker, Personal Representative
Grantor

05/04/2016 02:10:53 PM

Fee: \$47.00

Kathy M. Longanecker and
Cherrie meyer
Grantee

After recording return to:
Kathy M. Longanecker
6402 Onyx Avenue
Klamath Falls, OR 97603

Until a change is
requested, all tax statements
shall be sent to the following address:
SAME

THIS INDENTURE made this 4th day of May, 2016, by and between KATHY M. LONGANECKER, the duly appointed, qualified and acting personal representative of the estate of BARBARA M. CULBERTSON, deceased, hereinafter called first party, and KATHY M. LONGANECKER and CHERRIE MEYER, as tenants in common, 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 of 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 Klamath County, State of Oregon, to-wit:

A parcel of property located in Lot 5, Block 12, of FOURTH ADDITION TO WINEMA GARDENS, Klamath County, Oregon. More particularly described as follows:

Beginning at a point on the West line of said Lot 5, said point being South, a distance of 70.40 feet from the Northwest corner of said Lot 5; thence North, along the West line of said Lot 5, a distance of 50.68 feet, to a point being South, a distance of 19.72 feet from the Northwest corner of said Lot 5; thence North 84 degrees 53' 42" East, a distance of 112.37 feet, to a point on the East line of said Lot 5, said point being South 05 degrees 06' 18" East, a distance 9.76 feet from the Northeast corner of said Lot 5; thence South 05 degrees 06' 18" East, along the East line of said Lot 5, a distance of 60.92 feet; thence West, along a line 70.40 feet when measured at right angles and parallel to the North line of said Lot 5, a distance of 117.37 feet, to the point of beginning.

R-3909-001AB-01300-000

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY. Appraised value of EIGHTY THOUSAND (\$80,000.00) DOLLARS.

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

Returned at Counter
Scott MacArthur

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.

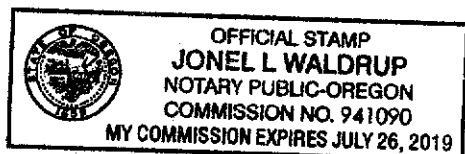
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Kathy M. Longanecker
Kathy M. Longanecker, Personal Representative

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Kathy M. Longanecker, and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me: Jonel Waldrup
Notary Public for Oregon
My Commissioner Expires: 7/26/19