



THIS SPACE RESERVED FOR

2016-012275
Klamath County, Oregon
11/16/2016 04:00:01 PM
Fee: \$47.00

Grantor:
Amy Elizabeth McKay

Grantee:
Eric L. Nelson

AFTER RECORDING RETURN TO:
Eric L. Nelson
1402 Elderberry Lane
Klamath Falls, OR 97601

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

Same as above

File No. 134056AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of November, 2016, by and between
Amy Elizabeth McKay, the duly appointed, qualified and acting **personal representative of the estate of
Glenn Everette Keep, deceased**,
hereinafter called the first party, and

Eric L Nelson and Kathleen J. Nelson as Tenants by the Entirety,

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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:

Beginning at the most Northerly corner of to 10 in Block 7 of First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence Southeasterly along the Westerly line of 8th Street a distance of 45 feet; thence Southwesterly at right angles to said line of 8th Street a distance of 52 feet to the line between Lots 9 and 10 in said Block; thence Northwesterly along said lot line 45 feet to the alley through said Block 7; thence Northeasterly along the Easterly line of the alley a distance of 52 feet to the place of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$16,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 14th day of Nov., 2016

Amy Elizabeth McKay
Amy Elizabeth McKay, Personal Representative for the
Estate of Glenn Everette Keep, Deceased.

STATE of OR, County of Klamath) ss.

This instrument was acknowledged before me on 11-14-, 2016

by Amy Elizabeth McKay as Personal Representative for the Estate of
Glenn Everette Keep, deceased.

Deborah Anne Sinnock
Notary Public for Klamath Co.
My commission expires 9-8-17

