

2017-001525

Klamath County, Oregon

02/13/2017 03:44:01 PM

Fee: \$52.00



Until a change is requested, all
tax statements should be sent to:

Mr. & Mrs. Manuel M. Garcia
3503 Hilyard Avenue
Klamath Falls, OR 97603

After recording return to:

Mr. & Mrs. Manuel M. Garcia
3503 Hilyard Avenue
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

The true consideration for this transfer as stated in terms of dollars is \$76,000.00

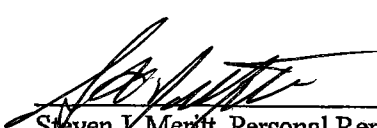
STEVEN J. MERITT, duly appointed and acting personal representative of the Estate of W. REID MERITT (also known as Willis Reid Meritt) deceased, Wasco County Circuit Court Case No. 15PB05658, as Grantor, grants, bargains, sells and conveys to MANUEL M. GARCIA and ROSARIO A. GARCIA, husband and wife, Grantees, 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 the law or otherwise may have thereafter acquired, in the following described real property in the County of Klamath, State of Oregon:

As set forth in Exhibit "A", attached hereto and incorporated herein by this reference

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

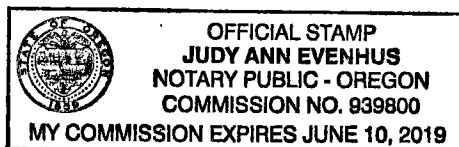
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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 10 day of FEB, 2017.


Steven J. Meritt, Personal Representative of the
Estate of W. Reid Meritt, Grantor

STATE OF OREGON)
) ss
County of WASHINGTON)

The foregoing instrument was acknowledged before me this 10th day of Feb, 2017
2017, by Steven J. Meritt, as personal representative of the Estate of W. Reid Meritt.



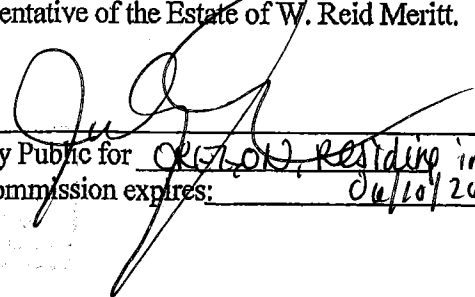

Notary Public for OREGON, Residing in WASHINGTON
My commission expires: 06/10/2019

EXHIBIT "A"
LEGAL DESCRIPTION

The East Five (5) feet of Lots Nine (9) and Ten (10) and the West Seventy-Five (75) feet of Lots Eleven (11) and Twelve (12), Block Three (3), ALTAMONT ACRES, except the South Five (5) feet of the East Five (5) feet of Lot Ten (10) and the South Five (5) feet of the West Seventy-Five (75) feet of Lot Eleven (11), all in Klamath County, as conveyed to Klamath County by Deeds recorded June 21, 1961 in Volume 330, page 381 and recorded May 29, 2002 in M02-31508.