



2017-004093
 Klamath County, Oregon
 04/19/2017 01:37:00 PM
 Fee: \$47.00

THIS SPACE RESERVED FOR

Grantor:
 The Estate of Nancy J. Pardon

Grantee:
 Matthew and Carolyn Cowell and Juliette R. Cowell
 31018 Road 160
 Visalia, CA 93292

AFTER RECORDING RETURN TO:
 Matthew and Carolyn Cowell and Juliette R. Cowell
 31018 Road 160
 Visalia, CA 93292

Until a change is requested all tax statements shall be sent to the following address:
 Matthew and Carolyn Cowell and Juliette R. Cowell
 31018 Road 160
 Visalia, CA 93292

File No. 153216AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13th day of April, 2017, by and between Patrick Allen Pardon the duly appointed, qualified and acting personal representative of the estate of Nancy J. Pardon, deceased, hereinafter called the first party, and

Matthew Cowell and Carolyn Cowell, as Tenants by the Entirety and Juliette R. Cowell, not as Tenants in Common but with Rights of Survivorship,

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:

Lots 13, 14, 15 and 16, Block 21, Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$183,000.00**.

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 14 day of April, 2017

Patrick Allen Pardon PR

Patrick Allen Pardon, as Personal Representative for the Estate of Nancy J. Pardon, Deceased.

STATE of Washington
County of King) ss.

This instrument was acknowledged before me on April 14, 2017

by Patrick Allen Pardon as Personal Representative for the Estate of Nancy J. Pardon.

Christiane S Pieper

Notary Public for Washington King
My commission expires 03-02-2019

