

2017-007113

Klamath County, Oregon



00205953201700071130020024

06/28/2017 02:23:07 PM

Fee: \$47.00

PERSONAL REPRESENTATIVES DEED

Phyllis Cooper, Personal Representative
Grantor

Phyllis Cooper
5427 Balsam Avenue
Klamath Falls, OR 97601
Grantee

Returned at Counter
After recording return to:
Phyllis Cooper
5427 Balsam Avenue
Klamath Falls, OR 97601

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

THIS INDENTURE made this 28th day of June, 2017, by and between PHYLLIS COOPER, the duly appointed, qualified and acting personal representative of the estate of DORMAN LEROY SPIKER, deceased, hereinafter called first party, and PHYLLIS COOPER, 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:

Lot 88, Cregan Park, Klamath County, Oregon
Lot 89, Cregan Park, Klamath County, Oregon
Lot 93, Cregan Park, Klamath County, Oregon
Lot 94, Cregan Park, Klamath County, Oregon

Map Tax Lot No: R-3909-007BC-01400-000; R-3909-007BC-01500-000;
R-3909-007BC-01600-000; R-3909-007BC-01700-000;

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 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.

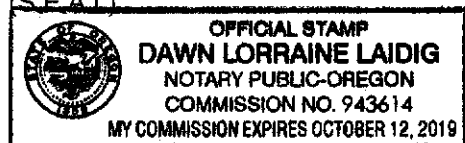
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Phyllis Cooper, Personal Representative
Phyllis Cooper, Personal Representative

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Phyllis Cooper, and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me: *Dawn Laidig*
Notary Public for Oregon
My Commissioner Expires: 10/12/19