

2018-001223

Klamath County, Oregon



00216774201800012230020020

01/30/2018 12:18:04 PM

Fee: \$47.00

**PERSONAL REPRESENTATIVES DEED**

Michael McGowan, Personal Representative  
Grantor

Michael McGowan  
24380 HWY 75  
Challis, ID 83226  
Grantee

After recording return to:  
Michael McGowan  
24380 HWY 75  
Challis, ID 83226

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

THIS INDENTURE made this 19<sup>th</sup> day of January, 2018, by and between MICHAEL McGOWAN, the duly appointed, qualified and acting personal representative of the estate of Gary Patrick McGowan, deceased, hereinafter called first party, and MICHAEL McGOWAN, 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 1 of Tract 1285 MALLARD BAY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Parcel 1 of Land Partition 37-98, being Lots 2 and 3 of Tract 1285 MALLARD BAY, situated in the SE 1/4 SW 1/4 and Government Lot 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot No: R-3407-031C0-00600-000; R-3407-031C0-00700-000;

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 FIVE THOUSAND (\$85,000.00) 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.

Scot H MacArthur  
Returned at Counter

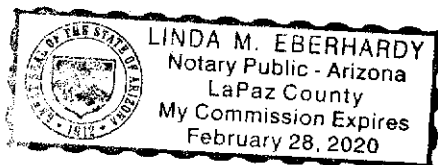
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Michael McGowan Personal Representative  
Michael McGowan, Personal Representative

STATE OF Arizona )  
County of La Paz ) ss

Personally appeared the above named Michael McGowan, Personal Representative of the Estate of Gary Patrick McGowan and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: Linda M. Eberhardy  
Notary Public for Arizona  
My Commissioner Expires: 2-28-2020