

2018-001292

Klamath County, Oregon



00216857201800012920030032

01/31/2018 03:29:57 PM

Fee: \$52.00

**GRANTOR NAME AND ADDRESS:**

Estate of Philip Seymour MacArthur  
John E. MacArthur, Personal Representative  
3418 Creighton Place  
Santa Clara, CA 95051

**GRANTEE NAME AND ADDRESS:**

John E. MacArthur  
3418 Creighton Place  
Santa Clara, CA 95051

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 29<sup>TH</sup> day of JAN, 2018 by and between **John E. MacArthur, Personal Representative of the Estate of Philip Seymour MacArthur, deceased, Klamath County Circuit Court Case No. 16PB05254** hereinafter called the First Party and **John E. MacArthur, Individually**, hereinafter called the Second Party.

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

Parcel 1: A PORTION OF SE ¼ NE ¼ OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00 DEGREES 08'00" EAST ALONG THE EAST LINE OF SAID SECTION 9, 668.25 FEET; THENCE LEAVING THE EAST LINE OF SAID SECTION 9 NORTH 89 DEGREES 58'00" WEST 268.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 58'00" WEST 208.29 FEET; THENCE SOUTH 00 DEGREES 08'00" WEST 210 FEET; THENCE SOUTH 89 DEGREES 52'00" EAST 208.29 FEET; THENCE NORTH 00 DEGREES 08'00" EAST 210.36 FEET TO THE POINT OF BEGINNING.

R592923 R-3910-009AD-00200-000

Parcel 2: LOT 32 IN BLOCK 22 OF TRACT NO. 1113, OREGON SHORES, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

R239030 R-3507-018AC-05400-000

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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 AND 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

*Buchanan*  
Returned at Counter

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, AND 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 said First Party has executed this instrument the 29<sup>th</sup> day of JAN, 2018.

John E. MacArthur  
John E. MacArthur, Personal Representative of the Estate of Philip Seymour MacArthur

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This record was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 by John E. MacArthur, Personal Representative of the Estate of Philip Seymour MacArthur

\_\_\_\_\_  
Signature of Notarial Officer  
Notary Public for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
*see Attached  
KC.*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

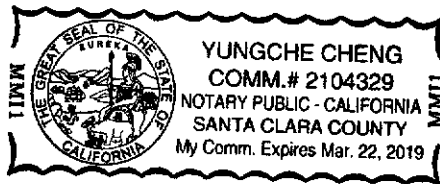
On Jan 29, 2018 before me,

YungChe Cheng, Notary Public  
Here Insert Name and Title of the Officer

personally appeared

John E MacArthur  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

YungChe Cheng  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Personal Representative's Deed

Document Date: 01-29-2018 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_