



2018-006368
 Klamath County, Oregon
 05/24/2018 12:12:00 PM
 Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
 Estate of Doris K. Bouchez
 1018 Washington St. #3
 Klamath Falls, OR 97601

Grantee:
 Vivian A. Zakour
 934 Applewood Dr.
 Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
 Vivian A. Zakour
 934 Applewood Dr.
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 Vivian A Zakour
 934 Applewood Dr.
 Klamath Falls, OR 97603

File No. 230140AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5 day of May, 2018, by and between

Paula Duty the duly appointed, qualified and acting Personal Representative of the Estate of Doris K. Bouchez, deceased,
 hereinafter called the first party, and

Vivian L. Zakour,

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:

The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of Lot 49 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 49, thence South along the East line of said Lot 51.4 feet to a point; thence West parallel to the North line of said Lot to a point on the West line of said Lot which is 51.4 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 49 and Lot 48 to a point on the West line of said Lot 48 which is 25.7 feet North of the Southwest corner of said Lot 48; thence East parallel to the South line of said Lot 48 to a point on the East line of said Lot 48 which is 25.7 feet North of the Southeast corner of said Lot 48; thence South along the East line of said Lots to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$115,000.00. 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.

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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 24 day of May, 2018

Paula R. Duty Personal Representative
Paula Duty, Personal Representative for the Estate of
Doris K. Bouchez, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 24, 2018

by Paula Duty as Personal Representative for the Estate of Doris K. Bouchez.

Melissa R. Bland
Notary Public for Oregon
My commission expires March 15, 2022

