

2018-006961

Klamath County, Oregon

06/08/2018 12:03:00 PM

Fee: \$87.00

**PERSONAL REPRESENTATIVES DEED**

Michael Joseph Teague,  
Personal Representative  
Grantor

Jonathan L. Hughes  
Grantee

After recording return to:  
Jonathan L. Hughes  
3624 Orindale Road  
Klamath Falls, OR 97601

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

THIS INDENTURE made this 7<sup>th</sup> day of JUNE, 2018, by and between MICHAEL JOSEPH TEAGUE, the duly appointed, qualified and acting personal representative of the estate of Patrick J. TEAGUE, deceased, hereinafter called first party, and JONATHAN L. HUGHES, 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:

Parcel 2 of Land Partition 12-98 being a portion of TRACT 10, DEWITT HOME TRACTS, in NW 1/4 SE 1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot No: R-3908-012DB-02101-000

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.

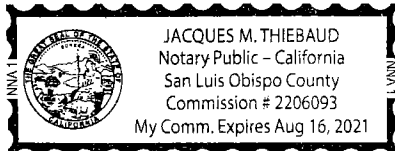
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Michael Joseph Teague  
Michael Joseph Teague, Personal Representative

STATE OF Ca )  
County of San Luis Obispo ) ss

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

(SEAL)



Before me: ss Jacques M Thiebaud  
Notary Public for San Luis Obispo County, Ca  
My Commissioner Expires: 8/16/21