



THIS SPACE RESERVED FOR

2019-002132  
Klamath County, Oregon  
03/08/2019 11:28:01 AM  
Fee: \$87.00

Grantor:  
The Estate of Riley C Murphy  
4616 Sun Glen Ct  
Salida, CA 95368

Grantee:  
Allen D Westbrook and Linda Westbrook Trust  
3057 Millersburg Dr, NE  
Albany, OR 97321

AFTER RECORDING RETURN TO:  
Allen D Westbrook and Linda Westbrook Trust  
3057 Millersburg Dr, NE  
Albany, OR 97321

Until a change is requested all tax statements  
shall be sent to the following address:  
Allen D Westbrook and Linda Westbrook Trust  
3057 Millersburg Dr, NE  
Albany, OR 97321

File No. 260789AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5th day of March, 2019, by and between Terry Murphy the duly appointed, qualified and acting personal representative of the estate of Riley Clarence Murphy, deceased, Probate Case No. 19PB01003, filed in Deschutes County, hereinafter called the first party, and

Allen D Westbrook and Linda Westbrook, Trustees of the Allen and Linda Westbrook Trust, dated November 1, 2018, including any amendments thereto

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:

Lot 2, Block 4, Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$110,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

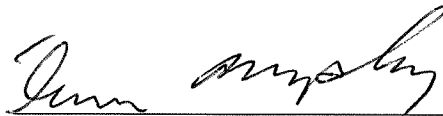
FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:  
R-2407-018D0-00200-000

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.



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 5<sup>th</sup> day of March, 2019

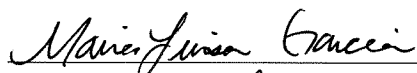


Terry Murphy, Personal Representative for the Estate of  
Riley Clarence Murphy, Deceased.

STATE of California, County of Stanislaus ) ss.

This instrument was acknowledged before me on 5 day of March, 2019

by Terry Murphy as Personal Representative for the Estate of Riley Clarence Murphy.

  
Notary Public for California  
My commission expires May 5, 2022

