

State of Oregon, County of Klamath
Recorded 08/12/2002 3:18 p. m.
Vol M02, Pg 45234-35
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

MTC 57758-TA
RECORDING COVER SHEET
ALL TRANSACTIONS, PER ORS 205.234

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

DONALD A. SCHWANENBERG
1028 MERRYMAN DRIVE
KLAMATH FALLS, OR 97603

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but
not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

PERSONAL REPRESENTATIVES DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

ESTATE OF VIRGINIA M. YOUNG BY LAWRENCE RAYMOND YOUNG, PERSONAL REPRESENTATIVE

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

DONALD A. SCHWANENBERG

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

90,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

1028 MERRYMAN DRIVE, KLAMATH FALLS, OR 97603

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

26.00 M
N/A

NS

45235

ESTATE OF VIRGINIA M. YOUNG

c/o NEAL BUCHANAN

435 OAK ST., K.FALLS, OR 97601

First Party's Name and Address

DONALD A. SCHWANENBERG

1028 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

DONALD A. SCHWANENBERG

1028 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

DONALD A. SCHWANENBERG

1028 MERRYMAN DRIVE

KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 8 day of AUGUST, 2002, by and between LAWRENCE RAYMOND YOUNG, the duly appointed, qualified and acting personal representative of the estate of VIRGINIA M. YOUNG, deceased, hereinafter called the first party, and DONALD A. SCHWANENBERG, 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 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 the County of KLAMATH, State of Oregon, described as follows, to-wit:

The Southerly 51.5 feet of Lot 51 and the Northerly 25.6 feet of Lot 52 in OLD ORCHARD MANOR, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lawrence Raymond Young
LAWRENCE RAYMOND YOUNG

Personal Representative

STATE OF OREGON, County of Marion

ss.

This instrument was acknowledged before me on August 9, 2002, by Lawrence Raymond Young, as P.R. of the Estate of Virginia M. Young, This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Neoma A. Lane
Notary Public for Oregon

My commission expires 09/24/06