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Penny J. Godwin, Paralegal
Schwabe, Williamson & Wyatt
1211 SW Fifth Avenue, Suite 1800
Portland, OR 97204

Grantees

Denise Guthrie, Trustee of the Karl J. Schwartz
Trust

Grantor

Karl J. Schwartz Estate
Klamath County Probate No. 0601375

2007-007370
Klamath County, Oregon



04/24/2007 09:44:57 AM

Fee: \$26.00

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made this 30th day of March, 2007, between Denise Guthrie, the duly appointed, qualified and acting personal representative of the estate of Karl J. Schwartz, deceased (the Grantor), and Denise Guthrie, Trustee of the Karl J. Schwartz Trust (the Grantee).

For value received, the Grantor conveys unto the Grantee all of the right, title and interest of Karl J. Schwartz, deceased, at the time of his death, and all of the right, title and interest that the Grantor, by operation of 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:

PARCEL 1:

The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 40 foot easement for road and utility purposes along the Westerly boundary of the S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to exceptions, liens and encumbrances of record.

The true consideration for this conveyance is inheritance, which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

SIGNED and DELIVERED the 30th day of March, 2007.

Denise Guthrie

Denise Guthrie, Personal Representative of
the Estate of Karl J. Schwartz, Deceased.

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me the 30th day of March, 2007, by Denise Guthrie, Personal Representative of the Estate of Karl J. Schwartz.

Dana L. Gilman

NOTARY PUBLIC FOR OREGON

My Commission Expires: Sept 20, 2008

