

2008-015262

Klamath County, Oregon



00056089200800152620030031

11/12/2008 11:32:52 AM

Fee: \$31.00

Until a change is requested
send tax statements to:

Brandy L. Anderson
3545 NW Oak Lane
Redmond, OR 97756

After recording return to:

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

Grantee

Brandy L. Anderson

Grantor

Carol Maxwell Estate
Klamath County Probate No. 0704428CV

151 1300047

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made this 3RD day of November, 2008, between Robert L. Eernisse, the duly appointed, qualified and acting personal representative of the estate of Carol Maxwell, deceased (the Grantor), and Brandy L. Anderson (the Grantee).

For value received, the Grantor conveys unto the Grantee all of the right, title and interest of Carol Maxwell, deceased, at the time of her 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:

LOT 5, BLOCK 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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

1 - PERSONAL REPRESENTATIVE'S DEED

F31-

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, ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

SIGNED and DELIVERED the 3RD day of November, 2008.



Robert L. Eernisse, Personal Representative
of the Estate of Carol Maxwell, Deceased.

STATE OF CALIFORNIA)
) ss.
County of)

The foregoing instrument was acknowledged before me the ____ day of _____, 2008, by Robert L. Eernisse, Personal Representative of the Estate of Carol Maxwell.

see attached



NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Yolo

On 11/03/08 before me, Jennifer N. Bradley, Notary Public
Date Here Insert Name and Title of the Officer

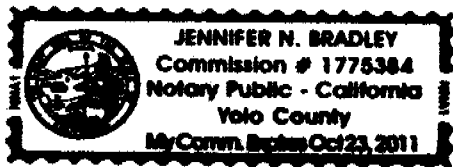
personally appeared Robert L. Eernisse
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer N. Bradley
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Personal Representative's Deed

Document Date: 11/03/08 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here