

2009-005047

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Wanda Mary Nieslanik  
aka Wanda M. Nieslanik  
aka Wanda Nieslanik  
c/o Robert R. Nieslanik  
0828 County Rd. 165  
Carbondale CO 81623



00064069200900050470020028

04/10/2009 03:35:38 PM

Fee: \$26.00

**GRANTEES NAMES AND ADDRESSES:**

ELLIE MARIE FAZZI  
446 Lariat Road  
Silt CO 81652

CARRIE ROSE TENOLD  
35429 McCartie Lane  
Bonanza OR 97623

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR. 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantees

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 30<sup>th</sup> day of March, 2009, by and between **Robert R. Nieslanik, Personal Representative of the Estate of Wanda Mary Nieslanik aka Wanda M. Nieslanik aka Wanda Nieslanik, deceased, Klamath County Circuit Court Case No. 0803947CV**, hereinafter called the First Party and **Ellie Marie Fazzi and Carrie Rose Tenold**, each as to an undivided one-half interest as tenants in common. hereinafter collectively called the Second Party

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

**"Parcel 1 of Land Partition 48-06, located in the S 1/2 and the S 1/2 N 1/2 of Section 1, and the SE 1/4 NE 1/4 and NE 1/4 SE 1/4 of Section 2 and the N 1/2, N 1/2 SE 1/4 and NE 1/4 SW 1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon."**


**"Parcel 2 of Land Partition 49-06, Located in the S 1/2 of Section 12, and the NW 1/4 NE 1/4, NE 1/4 NW 1/4, NW 1/4 NW 1/4 of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon."**

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

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 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.

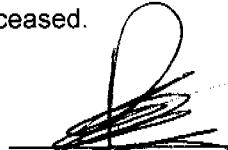
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 30<sup>th</sup> day of March, 2009.

  
ROBERT R. NIESLANIK, Personal Representative  
of the Estate of Wanda Mary Nieslanik aka  
Wanda M. Nieslanik aka Wanda Nieslanik

STATE OF COLORADO       )  
  ) ss.  
County of Garfield        )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2009, by ROBERT R. NIESLANIK as Personal Representative of the Estate of Wanda Mary Nieslanik aka Wanda M. Nieslanik aka Wanda Nieslanik, deceased.

  
Notary Public  
My commission expires: 7/7/11

