

Justin Thorne
Attorney at Law

2010-002975

Klamath County, Oregon



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03/05/2010 12:07:31 PM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

James Donald VanWormer
3200 Sutcliff Star Route
Reno NV 89510

DEED OF PERSONAL REPRESENTATIVE

Meri E. Brattain, the duly appointed, qualified, and acting personal representative of the estate of Blaine A. Brattain, deceased, Grantor, conveys to James Donald VanWormer, Grantee, all that real property situated in Klamath County, Oregon, described as follows:

Parcel No. 1:

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian lying West of the Crater Lake Highway,

Saving and excepting therefrom that certain parcel of real property described on the deed recorded in Volume M07 at Page 002202 of the Deed records of the Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3307-V3500-00500-000

Parcel No. 2:

Lot 9 in Section 34 and the Northwest $\frac{1}{4}$ Northwest $\frac{1}{4}$ of Section 35, Township 33 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian;

Excepting therefrom the North 504.24 feet of said Lot 9 and said Northwest $\frac{1}{4}$ Northwest $\frac{1}{4}$.


Klamath County Assessor's Parcel No. R-3307-V0000-06700-000.

The true and actual consideration for this conveyance is inheritance.

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.


DATED: 3/4/10, 2010.


Meri E. Brattain
Personal Representative of the
Estate of Blaine A. Brattain, Deceased

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 4 day of March, 2010, by Meri E. Brattain, in her capacity as personal representative of the Blain A. Brattain estate.




Notary Public for Oregon
My commission expires: _____