

2010-003723

Klamath County, Oregon

**AFTER RECORDING, RETURN TO:**

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



00081764201000037230030032

03/26/2010 08:38:02 AM

Fee: \$47.00

**SEND TAX STATEMENTS TO:**

Vernon G. Newlun  
22318 Highway 70  
Dairy OR 97625

**DEED OF CO-PERSONAL REPRESENTATIVES**

Vernon G. Newlun and William K. Newlun, the duly appointed, qualified, and acting co-personal representatives of the estate of Buster Ray Newlun, deceased, under Klamath County Circuit Court Case No. 0903441 CV, convey to Vernon G. Newlun, William K. Newlun, and Luella Mae Dunham, as tenants in common, all that real property situated in Klamath County, Oregon, described as follows:

**Parcel No. 1:**

A parcel of land in SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 E., W.M., in Klamath County, Oregon more particularly described as thus:

Beginning at a  $\frac{1}{2}$  inch iron pin which is N.  $0^{\circ} 06'$  E. 30.0 feet and S.  $88^{\circ} 58'$  E. 327.2 feet from the SW corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 9 (true point of beginning). Thence S.  $88^{\circ} 58'$  E. 297.20 feet to a  $\frac{1}{2}$  inch iron pin; thence N.  $0^{\circ} 06'$  E. 201.50 feet to a  $\frac{1}{2}$  inch iron pin; thence S.  $89^{\circ} 03'$  W. 297.2 feet to a  $\frac{1}{2}$ " iron pin; thence S.  $0^{\circ} 06'$  W. 201.07 feet to point of beginning.

This parcel contains 1.37 acres, more or less, including a non-exclusive use easement reserved by Grantor East of the West line of said parcel, adjoining the 30 foot easement previously reserved understood and agreed between the Grantor and Grantee West of the West line of said parcel, making a total non exclusive use easement 60 feet in width centered along the West line of said parcel.

Klamath County Assessor Account No. R-3910-009BD-03100-000 and Property ID #R593931 and containing approximately 1.37 acres.

Parcel No. 2:

A parcel of land situate in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the Pine Grove Road which bears N. 89° 40' E. a distance of 30 feet and N. 0° 06' E. a distance of 30 feet from the iron pipe marking the Northeast corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 9; thence N. 0° 06' E., along the East line of the Pine Grove Road, a distance of 200.64 feet to a 5/8" iron pin; thence S. 89° 03' E. a distance of 297.2 feet to a 5/8" iron pin; thence S. 0° 06' W., parallel with the East line of the Pine Grove Road, a distance of 201.07 feet to a 5/8" iron pin; thence N. 88° 58' W. a distance of 297.2 feet, more or less, to the point of beginning. Said parcel contains 1.37 acres, more or less.

Klamath County Assessor Account No. R-3910-009BD-03200-000  
and Property ID #R593940

Parcel Nos. 3 & 4:

A parcel of land called 1B (see R.O.S. #1010) located in the N.E. corner of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 9 Township 39 South, Range 10 E., W.M., Klamath County, Oregon and more particularly described as thus:

Beginning at a point located S. 89° 07' E., 327.2 feet from the center West 1/16 corner Section 9; thence S. 0° 16 $\frac{1}{2}$ ' W., 447.86 feet to a pt.; thence S. 89° 20 $\frac{1}{2}$ ' E., 327.85 feet to a  $\frac{1}{2}$  inch iron pin; thence N. 0° 10 $\frac{1}{2}$ ' E., 446.55 feet to a point; thence N. 89° 07' W., 327.2 feet to point of beginning.

This parcel containing 3.36 acres including a 30.0 foot easement on the West side of parcel for roadway and also reserving a 30.0 foot easement on the North and East side of said property for roadway. Said easement to be a nonexclusive public use easement.

Klamath County Assessor Account No. R-3910-009CO-00900-000  
and Property ID #R594878 containing approximately 2.39 acres and

Klamath County Assessor Account No. R-3910-009CO-01000-000  
and Property ID #R594869 containing approximately .96 acres

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

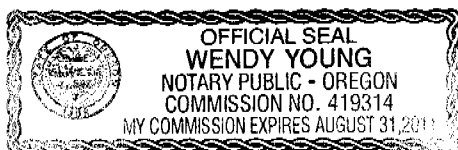
DATED: March 3, 2010.

William K. Newlun  
William K. Newlun  
Personal Representative of the  
Estate of Buster Ray Newlun, Deceased

Vernon G. Newlun  
Vernon G. Newlun  
Personal Representative of the  
Estate of Buster Ray Newlun, Deceased

STATE OF OREGON, County of Klamath) ss.

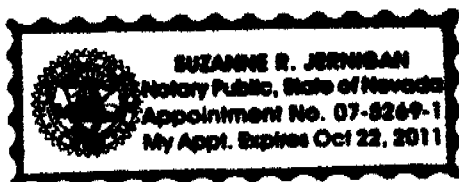
Signed and sworn to before me on the 3rd day of March, 2010, by  
Vernon G. Newlun, who acknowledged the above instrument to be his voluntary act and deed as  
a personal representative of the Buster Ray Newlun estate.



Wendy Young  
Notary Public for Oregon  
My commission expires: 8.31.2011

STATE OF NEVADA, County of Clark) ss.

Signed and sworn to before me on the 9th day of March, 2010, by  
William K. Newlun, who acknowledged the above instrument to be his voluntary act and deed as  
a personal representative of the Buster Ray Newlun estate.



Suzanne R. Jernigan  
Notary Public for Nevada  
My commission expires: Oct 22, 2011