

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Marie Ellen Oates, Deceased

2010-009247
Klamath County, Oregon

First Party's Name and Address
William Oates
3380 South 4th Ave, No. 80
Yuma, AZ 85365

00088251201000092470010017

SPACE REE 08/05/2010 01:47:03 PM Fee: \$37.00

Second Party's Name and Address
After recording, return to (Name, Address, Zip):
Parks & Parks, Attorneys at Law
832 Klamath Avenue
Klamath Falls, OR 97601

RECORDE 2010-009997
Klamath County, Oregon



00089132201000099970020027

08/23/2010 02:56:22 PM Fee: \$42.00

Until requested otherwise, send all tax statements to (Name, Address, Zip):
William Oates
3380 South 4th Ave, No. 80
Yuma, AZ 85365

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated August 5, 2010, by and between William Oates, the duly appointed, qualified and acting personal representative of the estate of Marie Ellen Oates, deceased, hereinafter called the first party, and William Oates hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

3.82 acres, Williamson River, Legal Description of which is: TWP 34, Range 7, Block Sec 27, Tract Por Lot 8, Acres 3.82, in the County of Klamath, State of Oregon.

RERECORDING TO ADD LEGAL DESCRIPTION TO DEED REF. 2010-009247 SEE ATTACHMENT PAGE

Pursuant to the distribution set forth in the Estate of Marie Ellen Oates Klamath County Circuit Court Case No. 09-04873CV

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ * ~~However, the XXXXX consideration consists of or includes other property of value given or promised which is XX part of the XXXX whole (indicate XXXX) consideration. (The balance to be deleted. See ORS 93.030.)~~

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

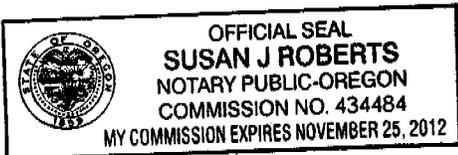
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

William T. Oates
William Oates

Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, by _____ This instrument was acknowledged before me on August 5, 2010, by William Oates as Personal Representative of the Estate of Marie Ellen Oates



Susan J. Roberts
Notary Public for Oregon
My commission expires 11-25-2012

EXHIBIT "A"
LEGAL DESCRIPTION

76162

A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the South line of Section 27 with the Westerly right of way line of the Southern Pacific Railroad, thence North along the right of way, 961.50 feet to the True Point of Beginning; thence North along said right of way to the North line of Government Lot 8; thence West along the North line of Lot 8 to the mean high water line of the Williamson River; thence South along said water line to a point bearing due West of the True Point of Beginning; thence East to the True Point of Beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Michael T. Sharp and Marilyn K. Sharp, husband and wife, by deed recorded November 10, 2003 in Volume M03, Page 83311, Microfilm Records of Klamath County, Oregon described as follows:

A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the South line of Section 27 with the Westerly right of way line of the Southern Pacific Railroad, thence North along said right of way, 961.50 feet to the True Point of Beginning; thence Northerly on said right of way line 160.25 feet; thence West to the mean high water line of the Williamson River; thence Southerly along said water line to a point due West of the True Point of Beginning; thence East to the True Point of Beginning.

Tax Account No: 3407-027DD-00200-000
No.: 195700

Key