

2010-012234

Klamath County, Oregon



00091756201000122340020021

10/18/2010 09:29:07 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Gary M. St. Louis, Attorney at Law
1606 S.E. Glenwood Street
Portland, Oregon 97202

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

DEED OF PERSONAL REPRESENTATIVE

JON A. ZBINDEN, Personal Representative of the Estate of JAMES S. ZBINDEN, deceased, Grantor, conveys to JON A. ZBINDEN, individually, a one-half interest as a tenant in common, and to JON A. ZBINDEN, as Personal Representative for the Estate of TROBY L.Z. KELLY (Multnomah County, Oregon, Circuit Court, Dept. of Probate, Case No. 091191654) a one-half interest as a tenant in common, the following described real property located in Klamath County, Oregon:

PARCEL I:

Parcel 1 of Land Partition 38-98, being a partition of Parcel 1 of Land Partition 2-97, which was a partition of Parcel 1 of Land Partition 65-95, being a portion of Lot 5, Block 3, Tract 1152, North Hills, located in the SE1/4 NE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL II:

Lot 1 in Block 2 of Shasta View Tracts, LESS the Easterly 75.0 feet thereof, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements and restrictions of record.

The true and actual consideration paid for this conveyance is NONE. This transfer is made pursuant to probate court order in Klamath County Circuit Court, Case No. 0904283CV.

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 AN 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.

IN WITNESS WHEREOF, the said first party has executed this instrument.

DATED: October 12, 2010.

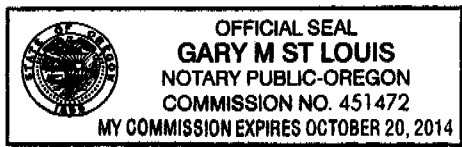
Estate of James S. Zbinden

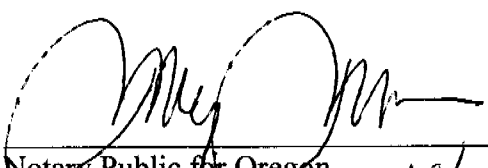
By: 
JON A. ZBINDEN
Personal Representative

STATE OF OREGON)
County of _____) ss. October 12, 2010

The above instrument was acknowledged by the above-named JON A. ZBINDEN as Personal Representative for the Estate of JAMES S. ZBINDEN to be his voluntary act as Personal Representative.

Before me:




Notary Public for Oregon
My Commission Expires: 10/20/14