

AFTER RECORDING RETURN TO:  
Gary M. St. Louis, Attorney at Law  
1606 S.E. Glenwood Street  
Portland, Oregon 97202

2010-012235  
Klamath County, Oregon



10/18/2010 09:29:59 AM

Fee: \$42.00

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

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### DEED OF PERSONAL REPRESENTATIVE

JON A. ZBINDEN, Personal Representative of the Estate of JAMES S. ZBINDEN, deceased Grantor, conveys to JON A. ZBINDEN, an individual, Grantee, a 12.64% interest to be held as a tenant in common in the following described real property located in Klamath County, Oregon:

**PARCEL 1:**

All that portion of the S1/2 SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals

**PARCEL 2:**

The NE1/4 NW1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

Subject to easements, restrictions and encumbrances 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 Multnomah ) 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:



[Signature]  
Notary Public for Oregon

My Commission Expires: 10/20/14