

2011-006131

Klamath County, Oregon



00101982201100061310020029

**After Recording Return to:**

Sarah C. Subias  
PO Box 10567  
Eugene, OR 97470

05/16/2011 09:42:44 AM

Fee: \$42.00

**Until a change is requested all tax statements  
shall be sent to the following address:**

Steven S. Sharpe  
1512 NW Cherry Drive  
Roseburg, OR 97471

**PERSONAL REPRESENTATIVE'S DEED**

Steven S. Sharpe, the duly appointed, qualified, and acting personal representative of the Estate of Philip M. Sharpe, Deceased, Grantor, conveys, without warranty, to Steven S. Sharpe, Trustee of the trust created under the will of Philip M. Sharpe for the benefit of Christopher Sharpe, Grantee, all the estate, right and interest of the Deceased at the time of decedent's death, and all the right, title and interest that the Estate of the Deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows:

Lot 24, portion of Lot 27, as follows:

Being a portion of Lot 27 of NIMROD RIVER PARK as shown on plat of record official records of Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24; thence S 01° 04' E to a point of the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is S 01° 04' E); thence N 01° 04' W, along said prolongation to the Southwest corner of said Lot 24; thence N 88° 56' E, 14.14 feet; thence N 76° 02' 30" W. 88.90 feet, the point of beginning.

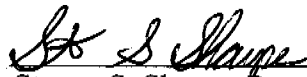
**SUBJECT TO:** Easement for roadway and incidental purposes over the Northerly 60 feet.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none, but the actual consideration consists of or includes other value, including the settlement of an estate, given or promised which is the whole consideration.

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 this 7<sup>th</sup> day of May, 2011.



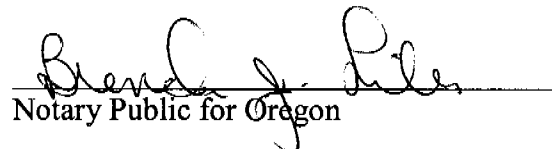
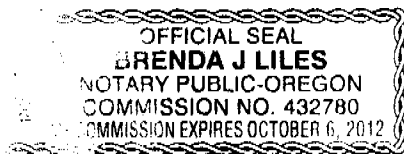
Steven S. Sharpe, Personal Representative  
of the Estate of Philip M. Sharpe

STATE OF OREGON)

) ss.

County of Douglas )

This instrument was acknowledged before me on 5/9/11, 2011, by Steven M. Sharpe, Personal Representative of the Estate of Philip M. Sharpe, Deceased.



Notary Public for Oregon

