

1st 1707223

2011-007615

Klamath County, Oregon



00103821201100076150030038

THIS SPAC

06/24/2011 02:57:09 PM

Fee: \$47.00



After recording return to:
Matthew D Schoch and Alyssa M
Szepe
8123 HWY 66
Klamath Falls, OR 97601

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

File No.: 7021-1707223 (ALF)
Date: April 25, 2011

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-fifth day of April, 2011** by and between **Robert Kellison** the duly appointed, qualified and acting personal representative of the estate of **Louis A Kellison**, deceased, hereinafter called the first party and **Matthew D Schoch and Alyssa M Szepe, not as tenants in common but with full rights of survivorship**, 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$123,900.00**.

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.

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 23 day of June, 2011.

Robert Kellison
Robert Kellison

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of June, 2011
by **Robert Kellison**.

Adrien Louise Fleek

Notary Public for Oregon
My commission expires:

12-3-14

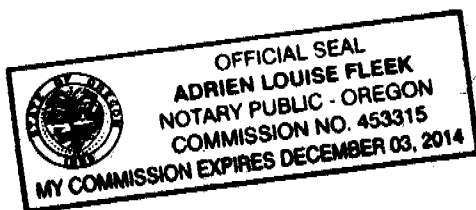


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE NORTH LINE OF THE KLAMATH FALLS ASHLAND HIGHWAY AND DISTANT ALONG SAID NORTH LINE OF HIGHWAY 277.9 FEET FROM THE INTERSECTION OF SAID LINE AND THE EAST LINE OF SAID SW 1/4 NW 1/4; THENCE SOUTHWESTERLY ALONG SAID LINE OF HIGHWAY 425 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 35° WEST 400 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH SAID LINE OF HIGHWAY 125 FEET; THENCE SOUTH 35° EAST 400 FEET TO SAID LINE OF HIGHWAY; THENCE NORTHEASTERLY ALONG SAID LINE OF HIGHWAY 125 FEET TO PLACE OF BEGINNING, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED.