

2011-010769

Klamath County, Oregon



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09/26/2011 02:24:38 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

L. Ilene Brandner, Personal Representative
of the Estate of Rhona Ilene Brandner
3333 Shasta Way #49
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS:

L. Ilene Brandner
Custodian for Ryan Taylor Brandner-Smith
3333 Shasta Way #49
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls OR. 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 23 day of September, 2011 by and between **L. ILENE BRANDNER, PERSONAL REPRESENTATIVE OF THE ESTATE OF RHONA ILENE BRANDNER**, Klamath County Circuit Court Case No. 0904085CV hereinafter called First Party or Grantor and **L. Ilene Brandner, Custodian for Ryan Taylor Brandner-Smith under the Oregon Uniform Transfers to Minors Act (ORS 126.832)**, hereinafter called the Second Party or Grantee.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, legally described as follows, to wit:

The Easterly 55 feet of Lot 10, Block 2, FIRST ADDITION
TO ALTAMONT ACRES, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever, consistent with the terms of the Oregon Uniform Transfers to Minors Act (ORS 126.805 to 126.886).

"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 434, 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

Personal Representative's Deed

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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."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the referenced estate pursuant to a certain Limited Judgment dated the 7th day of March, 2011.

IN WITNESS WHEREOF, the said First Party has executed this instrument the 23 day of September, 2011.

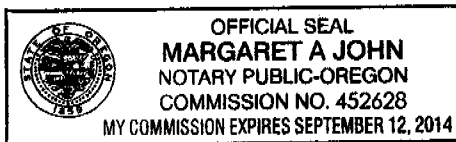
L. Ilene Brandner
L. Ilene Brandner, Personal Representative
of the Estate of Rhona Ilene Brandner, Deceased
Klamath County Circuit Court Case No. 0904085CV

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on September 23, 2011
by L. Ilene Brandner, Personal Representative of the Estate of Rhona Ilene Brandner
Klamath County Circuit Court Case No. 0904085CV, deceased



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14