

2011-013545

Klamath County, Oregon



00111078201100135450020025

12/07/2011 03:36:20 PM

Fee: \$42.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Keith D. Blackman, as Personal Representative
of the Estate of Darlene J. Blackman
4180 Hwy 39
Klamath Falls, OR 97603

Grantees:

Rodney B. Blackman
7243 Reeder Road
Klamath Falls, OR 97603

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Rodney B. Blackman
7243 Reeder Road
Klamath Falls, OR 97603

THIS INDENTURE made this 7th day of December, 2011, by and between **Keith D. Blackman**, the duly appointed, qualified and acting personal representative of the estate of **Darlene J. Blackman**, deceased, hereinafter called the first party, and **Rodney B. Blackman**, hereinafter called the second party;

WITNESSETH:

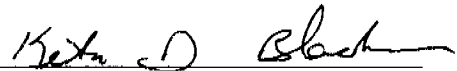
For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns **all** estate, right and interest of the estate of 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 Exhibit A, attached hereto and incorporated by this reference.

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 for this conveyance is the Judgment of Court entered in the Matter of the Estate of Darlene J. Blackman, Deceased, Case No. 1004727CV in the Circuit Court of the State of Oregon for Klamath County.

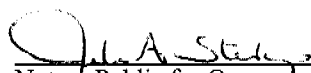
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

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


Keith D. Blackman, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on December 7, 2011 by Keith D. Blackman, as Personal Representative of the Estate of Darlene J. Blackman.


Notary Public for Oregon
My Commission Expires: 10/21/2013

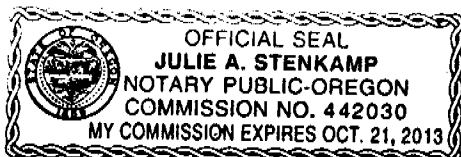


Exhibit A

The following described real property situated near Reeder Road in Klamath County, Oregon, lying Easterly of the U.S.B.R. No. 2 Drain:

A tract of land situated in Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

All of the SW1/4 SE1/4 and S1/2 SW1/4 Section 20, and all that portion of the NW1/4 SW1/4 of said Section described as follows:

Beginning at the SW corner of the NW1/4 SW1/4 of said Section 20; thence North on the West section line of said Section a distance of 223 feet; thence East 677 feet; thence North 437 feet; thence East 313 feet; thence South 660 feet; thence West 990 feet to the point of beginning.

SAVING AND EXCEPTING from the above-described premises that certain tract of land containing one acre, more or less, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and recorded in Volume 312, Page 646, Klamath County Deed Records.

Also, SAVING AND EXCEPTING from the above described premises that certain real property as conveyed in the Deed recorded in Volume M75, Page 10982, records at Klamath County, Oregon.

Property Tax ID #600139

Property Tax ID #798220