

2011-013546

Klamath County, Oregon



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12/07/2011 03:36:33 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

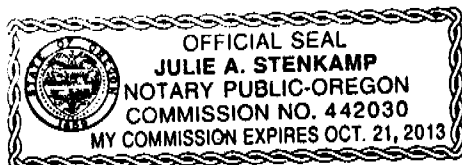


Exhibit A

Real property located at 7239 (nka 7243) Reeder Road (7.10 acres), Klamath Falls, Oregon, more particularly described as follows:

A tract of land situate in the NW 1/4 of the SW 1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NW 1/4 SW 1/4 of Section 20; thence North on the West section line of said section a distance of 223 feet to the point of beginning; thence East 677 feet; thence North 437 feet; thence West 677 feet to the West line of the NW 1/4 of the SW 1/4 of said section; thence South 437 to the point of beginning.

Saving and excepting therefrom any portion lying within Reeder Road.

Property Tax ID #R600086