

2012-001601

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601



00113939201200016010020024

02/13/2012 03:54:24 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Morgan F. Grohs, Personal Representative
Estate of Frank Phillip Grohs, Jr., aka
Frank P. Grohs
2355 W. Sandalwood Drive
Meridian, ID 83646

GRANTEE'S NAME AND ADDRESS:

Frank Morgan Grohs
2355 W. Sandalwood Drive
Meridian, ID 83646

SEND TAX STATEMENTS TO:

Frank Morgan Grohs
2355 W. Sandalwood Drive
Meridian, ID 83646

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27 day of January, 2012, by and between **MORGAN F. GROHS, the duly appointed, qualified and acting personal representative of the Estate of Frank Phillip Grohs, Jr., aka Frank P. Grohs**, deceased, hereinafter called the first party, and **FRANK MORGAN GROHS**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns 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 law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 41 South Range 15 East, Willamette Meridian, Klamath County, Oregon, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, and Lot 3, Section 7, Township 41 South, Range 15 East Willamette Meridian, Klamath County, Oregon, containing 330.5 acres, more or less.

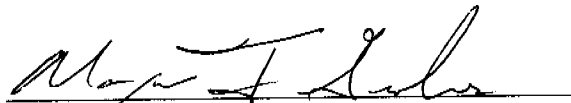
County Tax Account No.: R716345
Tax Lot Number: R-4115-00000-00900-000

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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., pursuant to an Order Approving Verified Statement in Lieu of Final Accounting and General Judgment of Final Distribution entered in the Circuit Court of the State of Oregon, Klamath County, in Case No. 1100102CV.

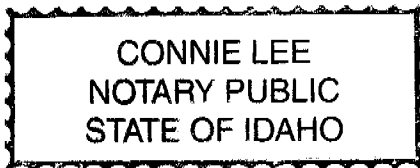
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first above written.

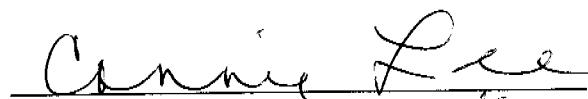
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


Morgan F. Grohs
Personal Representative

STATE OF Idaho, County of Ada) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 27th day of January, 2012, by Morgan F. Grohs as the personal representative of the Estate of Frank Phillip Grohs, Jr., aka Frank P. Grohs.




NOTARY PUBLIC FOR Morgan F. Grohs
My Commission expires: 5.21.2014 ID