

2012-005542

Klamath County, Oregon

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00118591201200055420010017

05/22/2012 10:26:01 AM

Fee: \$37.00

Tammy Stirling
30 Marshall Rd
Ruckersville VA 22969

Grantor's Name and Address*

Trevor Shand
15407 2nd Ave NE
Shoreline WA 98155

Grantee's Name and Address*

After recording, return to (Name and Address):

Trevor Shand
15407 2nd Ave NE
Shoreline WA 98155

Until requested otherwise, send all tax statements to (Name and Address):

Trevor Shand
15407 2nd Ave NE
Shoreline WA 98155

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated 4-20-12, by and between Tammy Stirling, the duly appointed, qualified and acting personal representative of the estate of Lillian Shand, deceased, hereinafter called grantor, and Trevor Shand, hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee'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 Klamath County, State of Oregon, described as follows (legal description of property):

Parcel ID 3611-400-2900

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 4, Township 36 South, Range 11 East, of the Willamette Meridian, in the County of Klamath, State of Oregon,

RESERVING 15 feet along the West side of the Ten Acres for Road Easement

SUBJECT TO:

- 1) Taxes for the year 1980-81 a lien not yet payable.
- 2) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

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 ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

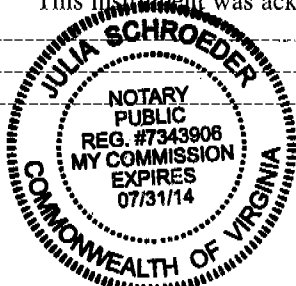
IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF VIRGINIA STATE OF OREGON, County of Greene ss.

This instrument was acknowledged before me on 5/15/2012 by TAMMY M STIRLING

This instrument was acknowledged before me on 5/15/2012 by JULIA SCHROEDER as of



Notary Public for Oregon Virginia
My commission expires 7/31/2014