

2012-012814

Klamath County, Oregon



00127367201200128140050051

11/16/2012 03:43:27 PM

Fee: \$57.00

DEED OF PERSONAL REPRESENTATIVE

Recording requested and
when recorded return to:

Thomas J. Sayeg
Karnopp Petersen LLP
1201 NW Wall Street, Suite 300
Bend, Oregon 97701-1957

Until a change is requested,
all tax statements shall be
sent to the following address:

No change

The true and actual consideration for this conveyance is distribution of estate pursuant to General Judgment of Final Distribution dated October 30, 2012 in the Circuit Court of the State of Oregon, County of Deschutes, Probate Department, Case No. 11PB0028MS

JOSEPHINE A. WEIGAND, the duly appointed, qualified, and acting Personal Representative of the Estate of Philip J. Weigand, deceased, Grantor, conveys to **JOSEPHINE A. WEIGAND**, as Trustee of the Philip J. Weigand Family Trust, Grantee, all of the Estate's interest in that real property described as follows:

PARCEL 1: A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 12 bears North 43°58'06" West 1,293.09 feet; thence along the South line of said Tract 1283, South 89°24'23" East 225.01 feet and South 87°54'27" East 245.01 feet to the West of STEWART, a duly recorded subdivision; thence South 00°52'27" East, along the said West line, 197.92 feet to the Northerly right of way line of State Highway 66; thence along the said right of way line, South 00°52'27" East 10.43 feet and South 72°39'23" West 633.27 feet, more or less, to its intersection with the South line of the said NE1/4 SE1/4 of Section 12; thence North 89°17'51" West, along the said South line, 703.39 feet, more or less, to the Easterly right of way line of Orindale Road; thence along the said right of

way line, North 35°01'33" West 75.62 feet and North 00°28'18" East 346.91 feet to its intersection with the South line of said Tract 1283 extended; thence South 89°24'23" East 875.38 feet to the point of beginning, with bearings based on the plat of Tract 1283.

Containing 12.74 acres.

PARCEL 2: A tract of land situated in the NE1/4SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Tract 1283, a duly recorded subdivision, said point also on the West line of STEWART, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 2 bears North 78°07'06" West 1,387.66 feet; thence along the boundary of said Tract 1283, South 72°47'33" West 189.39 feet, South 68°25'43" West 80.51 feet, South 54°05'35" West 87.78 feet, South 38°48'27" West 87.78 feet South 23°31'19" West 87.78 feet and South 09°30'40" West 75.31 feet; thence North 89°24'23" West 903.86 feet to the Easterly right of way line of Orindale Road; thence North 00°28'18" East, along the said right of way line, 104.21 feet to a point on the South line of that tract of land described in Deed Volume M-92, page 20434 of the Klamath County Deed Records; thence along said Deed Volume, North 89°10'27" East 353.86 feet and North 00°28'18" East 112.70 feet to the Southeast corner of that tract of land described in Deed Volume M-92, Page 20842 of the Klamath County Deed Records; thence along said Deed Volume, North 00°28'18" East 122.69 feet and South 89°10'27" West 353.86 feet to its intersection with the Easterly right of way line of Orindale Road; thence North 00°28'18" East, along said right of way line, 142.91 feet to the Southwest corner of that tract of land described in Deed Volume M-79, Page 11866 of Klamath County Deed Records thence along said Deed Volume, North 89°10'27" East 353.86 feet and North 00°28'18" East 117.52 feet to the Southerly right of way line of Balsam Drive; thence South 89°46'36" East, along the said right of way line, 732.08 feet to the Northwest corner of that tract of land described in Deed Volume 327, Page 475 of the Klamath County Deed Records; thence along said Deed Volume, South 00° 49' 55" East 178.70 feet and South 89°46'36" East 238.70 feet to a point on the said West line of STEWART; thence south 00°49'55" East 71.76 feet to the point of beginning, with bearings based on the plat of Tract 1283.

Containing 5.73 acres.

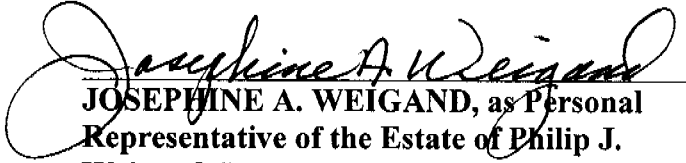
PARCEL 3: A tract of land situated in the NE1/4SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 12 bears North 43°58'06" West 1,293.09 feet; thence North 89°24'23" West 875.38 feet to a point on the Easterly right of way line of Orindale Road; thence along said Easterly right of way line North 00° 28' 18" East 64.00 feet to the Southwest corner of that tract of land described in Deed Volume M-83 at Page 3783 of the Klamath County Deed Records; thence along said Deed Volume South 89°46'29" East (South 88°53'37" East by Deed Volume M-83, page 3783) 50.00 feet, North 00°28'18" East 53.00 (North 01°22'10" West by Deed Volume M-83, Page 3783) feet and North 89°46'29" West (North 88°52'37" by Deed Volume M-83, Page 3783) 50.00 feet to a point on said Easterly right of way; thence along said Easterly right of way North 00°28'18" East 168.00 feet; thence South 89°24'23" East 903.86 feet to a point on the Westerly line of said Tract 1283; thence along said Westerly line South 00°35'37" West 100.00 feet, North 89°24'23" West 27.88 feet and South 00°35'37" West 185.00 feet to the point of beginning, with bearings based on said Tract 1283.

Containing 10.42 acres.

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.

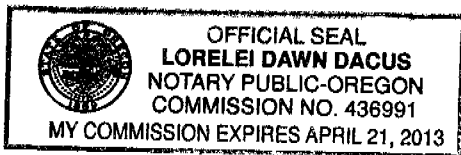
DATED this 2nd day of November, 2012.


JOSEPHINE A. WEIGAND, as Personal
Representative of the Estate of Philip J.
Weigand, Deceased

STATE OF OREGON)
) ss.
County of Deschutes)

On the 2nd day of November, 2012, personally appeared the above named
JOSEPHINE A. WEIGAND and acknowledged the above instrument to be her voluntary act
and deed as Personal Representative of the Estate of Philip J. Weigand, deceased.


NOTARY PUBLIC FOR OREGON



After Recording Return to [Name & Address]:

Thomas J. Sayeg

Karnopp Petersen LLP
1201 NW Wall St., No. 200

Bend, OR 97701

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF DESCHUTES
PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF) LETTERS TESTAMENTARY
)
PHILIP J. WEIGAND) Case No. 11PB0028MS
)
Deceased.)

THIS CERTIFIES that the will of PHILIP J. WEIGAND, deceased, has been proved and that JOSEPHINE A. WEIGAND has been and is at the date hereof the duly appointed, qualified and acting Personal Representative of the will and estate of the decedent,

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Deschutes, in which proceedings for administration upon the said estate are pending, do hereby subscribe my name and affix the seal of said court this 2 day of March, 2011.

(SEAL)



ERNEST J. MAZOROL III
TRIAL COURT ADMINISTRATOR

By

Malone Shaw
Probate Commissioner/Deputy Clerk

STATE OF OREGON,)
)
County of Deschutes)

I, *Mary C. Sagan* Clerk of the Circuit Court of the State of Oregon for Deschutes County hereby do certify that the foregoing copy of Letters Testamentary has been by me compared with the original, that it is a correct transcript therefrom and of the whole of such original Letters Testamentary as the same appear on file and of record in my office and in my custody and that said letters are still in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court this 5th day of November, 20 11.

ERNEST J. MAZOROL III
TRIAL COURT ADMINISTRATOR

By

Mary C. Sagan
Probate Commissioner/Deputy Clerk