

Return to County

2012-014009

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jennifer J. Schade, Personal Representative  
419 Main Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Dennis Schuldheisz  
1145 E. Barham Drive #135  
San Marcos, CA 92078

SEND TAX STATEMENTS TO:

Dennis Schuldheisz  
1145 E. Barham Drive #135  
San Marcos, CA 92078



00128736201200140090020028

12/17/2012 11:20:13 AM

Fee: \$42.00

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 14 day of December, 2012, by and between JENNIFER J. SCHADE, the duly appointed, qualified and acting personal representative of the estate of William Dale Schuldheisz, deceased, hereinafter called the first party, and DENNIS SCHULDHEISZ, 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:

West 100 feet of lots 15 and 16 in Block 24 West Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Subject to reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration. This conveyance is made pursuant to an Order of Court entered by the Circuit Court for Klamath County, Oregon, in Probate Case No. 1003751CV and captioned, In the Matter of William Dale Schuldheisz.

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

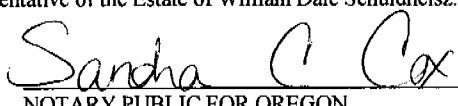
INQUIRY ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,  
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Jennifer J. Schade  
Personal Representative

STATE OF OREGON; County of Klamath ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14<sup>th</sup> day of December,  
2012, by Jennifer J. Schade as personal representative of the Estate of William Dale Schuldheisz.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10/31/16