

1st 2071258

After Recording, Return To:
Stephen W. Kaser, P.C.
P.O. Box 1061
Roseburg, Oregon 97470

2013-005044
Klamath County, Oregon
05/09/2013 10:43:20 AM
Fee: \$42.00

Tax Statements To:

ARTHUR M. HANSHEW, PERSONAL REPRESENTATIVE
C/O STEPHEN W. KASER P.C.
P.O. BOX 1061, ROSEBURG, OR, 97470

DEED

Jan Bithell, hereinafter called Grantor, for and in consideration hereinafter stated, does hereby grant, bargain, convey unto **Arthur M. Hanshaw, Jr.**, Personal Representative for the Estate of David Lee Weilbrenner, deceased, Douglas County Circuit Court Case No. 12CV1968PB, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to the real property described as:

LOT 8, BLOCK 21, TRACT NO. 1027 MT SCOTT MEADOW,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT 1971 ARIST MANUFACTURED HOME,
PLATE NO. N714686, TITLE NO. 9817452436, CONTROL NO. 7691788.

Grantor covenants that:

This deed is absolute in effect and conveys fee simple title of the premises above described to Grantee, does not operate as a mortgage, trust conveyance or a security of any kind.

Grantor and David Lee Weilbrenner had an unrecorded contract concerning the above described property. It is expressly intended and agreed that Grantee shall retain all payments previously made by Grantor under that unrecorded contract and that the contract is hereby cancelled.

Grantee accepts this deed only when it is recorded in the real property records of Klamath County, Oregon by Grantee or his authorized agent.

The true and actual consideration paid for this transfer in the terms of money is \$0, however, it is given in lieu of Grantee exercising his legal remedies against Grantor.

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.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property described above.

Grantor is not acting under any misapprehension as to the legal effect of this deed nor any duress, undue influence or misrepresentation of Grantee, his heirs, attorney or any other person. Grantor acknowledges that this deed was prepared by Stephen W. Kaser, Attorney at Law, who represents Grantee and that no legal advice has been given by Stephen W. Kaser to Grantor. Grantor further acknowledges that she has a right to legal representation of their own choosing before signing this document.

Dated this 3 day of May, 2013.

Jan Bithell
JAN BITHELL

PERSONALLY APPEARED the above named Jan Bithell and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 3 day of May, 2013.



Angela J. Fuller
Notary Public for Oregon
My Commission Expires: 4/3/14