

2013-011258

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00143272201300112580020022

10/03/2013 03:46:45 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Estate of James Robert Lancaster
Debra Sue Kendall, Personal Representative

GRANTEE'S NAME AND ADDRESS:

Dale Lancaster
HC 63
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Dale Lancaster
HC 63
Chiloquin, OR 97624

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 2nd day of October, 2013, by and between Debra Sue Kendall, the duly appointed, qualified and acting personal representative of the estate of James Robert Lancaster, deceased, hereinafter called the first party, and Dale Lancaster, 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:

That portion of the N ½ N ½ of Section 21, and the
S ½ SE ¼ of Section 16 lying southerly of the
Silver Lake Road. All in Township 31 South,
Range 8 East of the Willamette Meridian,
Klamath County, Oregon.

Property ID #R867887
Map Tax Lot No.: R-3108-0000-02001-000

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 \$*.

***Pursuant to the Order entered in the Circuit Court of the State of Oregon for the County of Klamath, In the Matter of the Estate of James Robert Lancaster, Klamath County Circuit Court Case No. 12-04148CV.**

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.

Debra Sue Kendall

Debra Sue Kendall
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2nd day of October, 2013 by
Debra Sue Kendall, Personal Representative for the Estate of James Robert Lancaster.

Susan J Roberts

NOTARY PUBLIC FOR OREGON
My Commission expires:

