

2013-012127

Klamath County, Oregon

WHEN RECORDED RETURN TO:

Whitty, McDaniel, Bodkin & Combs, LLP
P. O. Box 1120
Coos Bay, OR 97420



00144316201300121270020024

10/29/2013 08:28:45 AM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Dwight A. Culver, Personal Representative
20362 Highway 42
Myrtle Point, OR 97458

GRANTEE'S NAME AND ADDRESS:

Dwight A. Culver
20362 Highway 42
Myrtle Point, OR 97458

MAIL TAX STATEMENTS TO:

Dwight A. Culver
20362 Highway 42
Myrtle Point, OR 97458

CONSIDERATION: No separate consideration is being given for this conveyance; it is part of the distribution from the Estate of Doris M. Culver, probated as Case No. 12PB0267, Circuit Court, Coos County, Oregon.

DEED OF PERSONAL REPRESENTATIVE

Dwight A. Culver, personal representative of the estate of Doris M. Culver, deceased, Grantor, conveys to Dwight D. Culver, Grantee, all of the decedent's interest in the following described real property located in Klamath County, Oregon:

Real property located at 427087 Quarry Circle and 42737 Fuego Mountain Drive, Beatty, Klamath County, Oregon, more particularly described as follows:

Parcel 1:

Lot 24, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Assessor's Acct. No. R293881

Parcel 2:

Lot 25, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Assessor's Acct. No. R293890.

Parcel 3:

Lot 26, Block 1, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Assessor's Acct. No. R293907.

Grantee represents that he has accepted this Deed on the basis of his own examination and personal knowledge of the real property; that neither Grantor nor Grantor's agents have made any representations, warranties, or other agreements concerning matters relating to the real property; that neither Grantor nor Grantor's agents have made any agreement or promise to alter, repair or improve the property, that Grantor and Grantor's agents have made no representations with respect to the boundaries or access to the real property; that Grantee takes the real property and all improvements thereon in the condition, known or unknown, existing at the time of this Deed, "AS IS," that is with all defects, if any.

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.


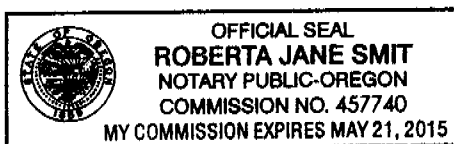
Dated this 24th day of October, 2013.



Dwight A. Culver, Personal Representative of
the Estate of Doris M. Culver, deceased

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on October 24, 2013, by Dwight A. Culver, personal representative of the estate of Doris M. Culver, deceased.



Notary Public for Oregon