



2013-013874
Klamath County, Oregon
12/18/2013 02:34:25 PM
Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Randall and Kelly Hirschbock
13850 Spring Lake Road
Klamath Falls, OR 97603

GRANTOR:

Nita Ilene Stanfield,
Personal Representative
P. O. Box 59
Phoenix, OR 97535

GRANTEES:

Randall L. and Kelly A. Hirschbock
13850 Spring Lake Road
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Nita Ilene Stanfield, Personal Representative of the Estate of Nina Margaret Goode, deceased, Grantor, conveys to Randall L. Hirschbock and Kelly A. Hirschbock, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

See attached Exhibit "A"

The true and actual consideration for this conveyance is \$305,000.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 13 day of December 2013.

Nita Ilene Stanfield P.R.

Nita Ilene Stanfield, Personal
Representative of the Estate of Nina
Margaret Goode, deceased

STATE OF Oregon)
County of Klamath) ss.
~~Jackson~~

Personally appeared before me this 13th day of December, 2013, Nita Ilene Stanfield and acknowledged the foregoing to be her true act and deed.



Kristi L. Redd
Notary public for Oregon
My commission expires: 11/16/2015

420mt

EXHIBIT "A"

PARCEL 1:

A parcel of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking the Northwest corner of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence South 00°12'10" West, 333.48 feet; thence North 89°45'19" East 328.79 feet to the center line of a ditch; thence along said ditch North 07°13'15" East, 44.56 feet; thence continuing along said ditch, North 07°18'08" West, 223.92 feet; thence continuing along said ditch, North 16°34'00" East, 70.04 feet; thence leaving said ditch South 89°45'43" West, 324.72 feet to the point of beginning.

PARCEL 2:

That portion of the SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the section corner common to Sections 10, 11, 14 and 15; thence North 00°03'04" East 1,333.2 feet to a point; thence South 89°45'43" West 1,324.87 feet to the true point of beginning; thence South 89°45'43" West 662.44 feet to a point; thence South 00°16'43" West 455.95 feet to a point on the Northerly line of Spring Lake; thence along the Northerly line of Spring Lake North 82°40' East 542.26 feet and South 62°30' East 141.23 feet; thence North 00°12'10" East 503.75 feet to the point of beginning.

PARCEL 3:

A Tract of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ from which the SE 1/16 corner bears North 00°12'10" East 333.48 feet; thence South 00°12'10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62°30' East, along said Lake 344.31 feet; thence North 07°20'02" East 333.49 feet to the South line of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence South 89°45'19" West 347.38 feet to the point of beginning.