



2015-004254
Klamath County, Oregon
05/04/2015 03:24:56 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Robert D. Ferguson

PO Box 5069

El Dorado Hills, CA 95762

Grantee:

Michael G. Dietzen and Julie Dietzen

176 Palisades Drive

Daly City, CA 94015

AFTER RECORDING RETURN TO:

Michael G. Dietzen and Julie Dietzen

176 Palisades Drive

Daly City, CA 94015

Until a change is requested all tax statements
shall be sent to the following address:

Michael G. Dietzen and Julie Dietzen

176 Palisades Drive

Daly City, CA 94015

File No. 30411AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 30th day of March, 2015, by and between

Richard D. Volpi the duly appointed, qualified and acting personal representative of the estate of

Robert D. Ferguson, deceased,

hereinafter called the first party, and

Michael G. Dietzen and Julie Dietzen, as Tenants by the Entirety

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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:

Parcel 1:

The West 660 feet of the NE1/4 NW1/4 of Section 29 and the West 660 feet of the SE1/4 SW1/4 of Section 20 lying South of State Highway 422, all in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation in Warranty Deed Recorded June 12, 2002 in Volume M02, page 34395, Microfilm Records of Klamath County, Oregon.

Parcel 2:

The E1/2 E1/2 NW1/4 NW1/4 of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Southerly right of way of Chiloquin, Klamath Agency Road as now located. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation in Warranty Deed Recorded June 12, 2002 in Volume M02, page 34395, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$372,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

Grantor

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal 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 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.

Executed this 30 day of March, 2015

Richard D. Volpi

Personal Representative for the Estate of
Robert D. Ferguson, Deceased.

State of California }
County of Sacramento

m On ~~February~~ March 30, 2015 before me, K Mackenzie Notary Public, personally appeared **Richard D. Volpi as Personal Representative for the Estate of Robert D. Ferguson**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by (his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K Mackenzie (Seal)

Residing at: Folsom

My Commission Expires: 6-13-17

