



2015-008403
Klamath County, Oregon
07/28/2015 02:37:11 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

ESTATE OF GORDON C. ASHCRAFT

Grantee:

JOHN N. VRADENBURG III & LEIGH A.

VRADENBURG

10480 Crystal Springs Rd. Klamath Falls

OR 97603

AFTER RECORDING RETURN TO:

JOHN & LEIGH VRADENBURG

10480 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

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

SAME AS ABOVE

File No. 51576AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 24th day of July, 2015, by and between
Judy Amrein the duly appointed, qualified and acting personal representative of the estate of **Gordon Charles Ashcraft**, deceased, hereinafter called the first party, and

John N. Vradenburg III and Leigh A. Vradenburg, 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:

That portion of the N1/2 of Government Lot 10 in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U.S.R.S. Diversion Reservoir, East of Lost River and South of the Crystal Springs County Road, said parcel of land being more particularly described as follows:

Beginning at the iron pipe monument marking the corner common to Sections 20, 21, 28 and 29, Township 39 South, Range 10 East of the Willamette Meridian, said point also being the Northeast corner of said Government Lot 10; thence South 31°23' West a distance of 35.17 feet to a 5/8 inch iron pin set in a fence line on the Southerly right of way line of Crystal Springs Road and the true point of beginning of this description; thence continuing South 31°23' West a distance of 518.23 feet to a 5/8 inch iron pin; thence West a distance of 336.5 feet to a 5/8 inch iron pin; thence North 07°41' East a distance of 322.0 feet, more or less, to a 5/8 inch iron pin set in a fence line of the Southerly right of way of Crystal Springs Road; thence Northeasterly along the Southerly right of way line of Crystal Springs Road to the point of beginning, said description being in accordance with Survey No. 1861 filed in the office of the Klamath County Surveyor on August 22, 1973.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 265,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY. THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3910-02900-00100-000

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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 24 day of July, 2015

Judy Amrein, Personal Representative
Judy Amrein, Personal Representative
for the Estate of Gordon Charles Ashcraft. Deceased.

STATE of California, County of Fresno) ss.

This instrument was acknowledged before me on July 24, 2015 by Judy Amrein as Personal Representative for the Estate of Gordon Charles Ashcraft.

Hailey Bruce
Notary Public for State of California
My commission expires April 12, 2017

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

