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09/02/2015 10:19:01 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANT'S NAME AND ADDRESS:

Jeanette Spillane, Personal Representative of
the Estate of Maurice Delane Spillane, aka
Maurice D. Spillane, Jr.
8080 Matney Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Jeanette Spillane
8080 Matney Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jeanette Spillane
8080 Matney Way
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of September, 2015, by and between **JEANETTE SPILLANE**, the duly appointed, qualified and acting personal representative of the estate of **MAURICE SPILLANE, aka MAURICE DELANE SPILLANE, aka MAURICE D. SPILLANE, JR.**, deceased, hereinafter called the first party, and **JEANETTE SPILLANE**, 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:

See Exhibit "A" on Page 2 hereof and incorporated herein by this reference.

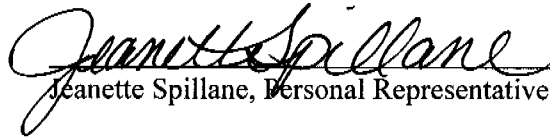
TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., in accordance with an Order Approving Second and Final Account and General Judgment of Final Distribution, Discharging Personal Representative and Closing Estate entered in the Circuit Court of the State of Oregon, for Klamath County, in the Matter of the Estate of Maurice Spillane, aka Maurice Delane Spillane, aka Maurice D. Spillane, Jr., being prosecuted as Case No. 1303198CV, and signed on the 6th day of August, 2015.

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.


Jeanette Spillane, Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 1 day of September,
2015, by Jeanette Spillane, as personal representative of the Estate of Maurice Spillane, aka Maurice
Delane Spillane, aka Maurice D. Spillane, Jr.



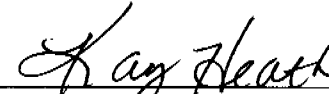

NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18

EXHIBIT "A"

Parcel 1: That portion of the E1/2 of the NW1/4 of Section 19, Township 40
South, Range 10 East of the Willamette Meridian, lying Southerly and Westerly of
the Klamath Irrigation District "C" Canal,

EXCEPTING:

1) Beginning at a point on the West boundary of the E1/2 of the NW1/4 of said
Section 19 and on the South right of way line of Matney Road; thence Southerly
along said West boundary of the E1/2 of the NW1/4, 590.00 feet; thence Easterly
parallel with the South right of way line of said Matney Road, 445.00 feet; thence
Northerly parallel with said West boundary, 590.00 feet to a point on the South
right of way line of said Matney Road; thence Westerly along said South right of
way line, 445.00 feet to the point of beginning.

2) Commencing at a point on the West boundary of the E1/2 of the NW1/4 of
said Section 19 and on the South right of way line of Matney Road; thence
Easterly along said South right of way line, 445.00 feet to the true point of
beginning of this description; thence Southerly parallel with said West boundary
of the E1/2 of the NW1/4, 590.00 feet; thence Easterly parallel with the South
right of way line of said Matney Road, 340.00 feet; thence Northerly parallel with
said West boundary of the E1/2 of the NW1/4, 340.00 feet; thence Easterly
parallel with the South right of way line of said Matney Road, 215.00 feet, more
or less to a point on the West right of way line of the Klamath Irrigation District
"C" Canal, thence North and Northwesterly along said West right of way line,
250.00 feet to a point on the South right of way line of said Matney Road; thence
Westerly along said South right of way line, 555.00 feet to the true point of
beginning of this description.

Prop ID: R98593
Map Tax Lot: R-4010-01900-00600-000

Parcel 2: The Northwest Quarter of the Southeast Quarter and a portion of the West
one-half of Northeast Quarter which lies south of centerline of US Reclamation "C"
Canal in Section 19, Township 40S, Range 10, East of the Willamette Meridian, also
referred to as Route 1, Box 624A, Matney Road, and further also referred to as R-4010-
01900-01001-000 consisting of approximately 30.79 acres