

2015-011590

Klamath County, Oregon



00177603201500115900010017

10/22/2015 09:02:35 AM

Fee: \$42.00

**GRANTOR'S Name and Address**

Todd Christiaens  
Personal Representative, Estate of Sharron Marie Christiaens  
10911 64<sup>th</sup> Avenue NW  
Gig Harbor, WA 98332

**GRANTEE'S Name and Address**

Vallie Lawrence (Larry) Christiaens II  
1760 Grouse Run Circle, Roseville CA 95747.

**After recording, return to:**

Todd Christiaens  
Personal Representative, Estate of Sharron Marie Christiaens  
10911 64<sup>th</sup> Avenue NW  
Gig Harbor, WA 98332

**Until requested otherwise, send all tax statements to:**

Vallie Lawrence (Larry) Christiaens II  
1760 Grouse Run Circle, Roseville CA 95747

**PERSONAL REPRESENTATIVE'S DEED**

**THIS INDENTURE** dated the date below written, by and between TODD CHRISTIAENS, the duly appointed, qualified and acting personal representative of the estate of Sharron Marie Christiaens, deceased, hereinafter called the first party, and Vallie Lawrence Christiaens II, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and/or conveyed, and by these presents does grant, bargain, sell and/or convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Block 1, Lot 4 Lone Pine on the Sprague, Subdivision, Klamath County, Oregon.  
(a lot in Sprague river, OR with Tax Lot #R-3509-014A0-00900)

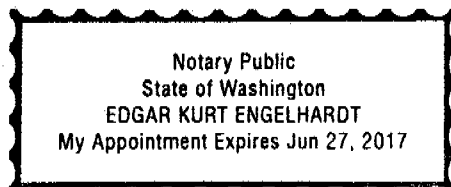
*BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.*

**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 consists of value given in the distribution of the estate, Multnomah County Probate case no: 14PB01998, which is the entire consideration for the transfer.

**IN WITNESS WHEREOF**, the first party has executed this instrument.

DATED this 7<sup>th</sup> day of October, 2015.

Grantor



STATE OF WA, County of Here ss.  
This instrument was acknowledged before me on 10/7,  
2015, by Todd Turner, Christiaens.  
Edgar Kurt Engelhardt  
NOTARY PUBLIC FOR WASHINGTON