

Returned at Counter

2015-012188  
Klamath County, Oregon



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11/06/2015 02:38:07 PM

Fee: \$47.00

After Recording return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Mail Property Tax Statements to: Grace Newman, William Newman, Lucas Newman and Annelise Newman P.O. Box 978 Alamo, CA 94507

DEED OF PERSONAL REPRESENTATIVE

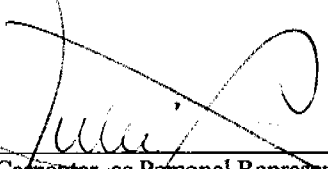
Julie Carpenter, as Personal Representative of the Estate of Howard Wayne Newman, deceased, Grantor, conveys to Grace A. Newman, William E. Newman, Lucas G. Newman and Annelise H. Newman, as tenants-in-common, Grantees, the following described real property located in Klamath County, Oregon:

Lot 692, Running Y Resort, Phase 8, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.00; estate distribution in accordance with the Judgment of Final Distribution dated September 18, 2015 in the Klamath County Circuit Court Case No. 1403414CV (see ORS 93.030).

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 30 day of October, 2015.

  
Julie Carpenter, as Personal Representative of the Estate of Howard Wayne Newman, deceased

STATE OF CALIFORNIA     )  
  ) ss.  
County of \_\_\_\_\_ )

Personally appeared, Julie Carpenter, as Personal Representative of the Estate of Howard Wayne Newman, and acknowledged the foregoing to be her true act and deed. Before me:

*Not Attached*  
*10/30/15*

Notary Public for California  
My commission expires: 12/26/2017

# ACKNOWLEDGMENT

State of: CALIFORNIA

County of: CONTRA COSTA

On OCT. 30, 2015, before me, Teri Steele, NOTARY PUBLIC

personally appeared

Julie Carpenter

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(ies), and that by his/her/their signature(s) 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.



Teri Steele  
Signature of Notary Public

(Seal)

## OPTIONAL

Description of Attached Document

Title or Type of Document: DEED OF PERSONAL REPRESENTATIVE

Document Date: \_\_\_\_\_

Number of Pages: 1