



00179815201500134490010014

12/14/2015 03:31:42 PM

Fee: \$42.00

After Recording return to:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Mail Property Tax Statements to:  
David B. Ross  
17407 Harpold Road  
Malin, OR 97632

Returned at Counter

DEED OF PERSONAL REPRESENTATIVE

David B. Ross, as Personal Representative of the Estate of Albert Ross, deceased, in the Klamath County Circuit Court Case No. 1500757CV, Grantor, conveys to David B. Ross, Grantee, the following described real properties located in Klamath County, Oregon:

The NW¼ (or Government Lots 3, 4, 5, 6, 11, 12, 13 and 14) of Section 8, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; excepting that portion of Government Lot 14 as described in the Bargain and Sale Deed from Albert Byron Ross and Judith J. Ross to Rose House and John Q. House, recorded July 6, 1993 in Volume M93, Page 16153, Microfilm Records of Klamath County, Oregon.

and,

The NE¼ SW¼ and S½ SE¼ NW¼ of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; excepting therefrom that portion described in the Bargain and Sale Deed from Albert Byron Ross and Judith J. Ross to David B. Ross, recorded June 14, 2002 in Volume M02, Page 34872, Microfilm Records 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 November 18, 2015 in the Klamath County Circuit Court Case No. 1500757CV (see ORS 93.030).

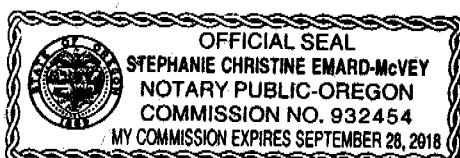
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 7 day of December, 2015.

David B. Ross, as Personal Representative of  
the Estate of Albert Ross, deceased.

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

Personally appeared David B. Ross, as Personal Representative of the Estate of Albert Ross, and acknowledged the foregoing to be his true act and deed. Before me:



Notary Public for Oregon  
My commission expires: 9/28/2018