



12/21/2015 03:36:27 PM

Fee: \$42.00

Returned at Counter

Mail Property Tax Statements to:
Richard D. Volpi, Sharon Hopkins, and
Carol Manning
P.O. Box 5069
El Dorado Hills, CA 95762

DEED OF PERSONAL REPRESENTATIVE

Richard D. Volpi, as Personal Representative of the Estate of Robert Davis Ferguson, deceased, in the Klamath County Circuit Court Case No. 1404625CV, Grantor, conveys to Richard D. Volpi, Sharon L. Hopkins and Carol L. Manning, as tenants-in-common, Grantees, the following described real properties located in Klamath County, Oregon:

Parcels 1, 2 and 3 of Land Partition 37-93 situated in Sections 19, 20, 28 and 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.
EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded June 12, 2002 in Volume M02, Page 34395, Microfilm Records of Klamath County, Oregon.

and

Lot 23 in Block 39 of TRACT 1184, Oregon Shores – Unit 2, First Addition, 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 October 23, 2015 in the Klamath County Circuit Court Case No. 1404625CV (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 16 day of DEC, 2015.

Richard D. Vohs

**Richard D. Volpi, as Personal Representative of
the Estate of Robert D. Ferguson, deceased.**

STATE OF CALIFORNIA)
)
) SS.
County of Alameda)

Personally appeared Richard D. Volpi, as Personal Representative of the Estate of Robert D. Ferguson, and acknowledged the foregoing to be his true act and deed. Before me:

Notary Public for California

My commission expires: 7-22-2018

