

2016-005703

Klamath County, Oregon



00187334201600057030040049

06/01/2016 10:43:06 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Sarah M. Hays
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

William C. Newell and Robert M. Newell
Co-Personal Representatives of the
Estate of Marvin Ira Newell
4678 Cross Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

William C. Newell
4678 Cross Road
Klamath Falls, OR 97603

Robert M. Newell
19721 Paso Robles Ave.
Redding, CA 96003-9771

Debra Kliever
336 Cross Road
Klamath Falls, OR 97603

Janis Vandercoevering
34380 So. Barlow Road
Woodburn, OR 97071

SEND TAX STATEMENTS TO:

Robert M. Newell
19721 Paso Robles Ave.
Redding, CA 96003-9771

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 23 day of May, 2016, by and between **WILLIAM C. NEWELL and ROBERT M. NEWELL**, the duly appointed, qualified and acting co-personal representatives of the estate of **MARVIN IRA NEWELL**, deceased, hereinafter called the first party, and **WILLIAM C. NEWELL**, as to an undivided one-fourth interest, **ROBERT M. NEWELL**, as to an undivided one-fourth interest, **DEBRA KLIEWER**, as to an undivided one-fourth interest, and **JANIS VANDECOEVERING**, as to an undivided one-fourth interest, all as tenants in comon, 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" attached hereto 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 property is free from encumbrances except for those of record

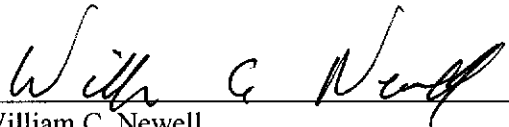
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Marvin Ira Newell, Klamath County Circuit Court Case No. 15PB04740.

Returned at Counter

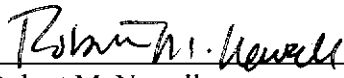
Parks & Patil, SS, DO

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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.



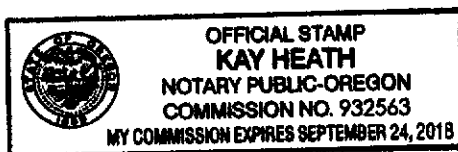
William C. Newell,
Co-Personal Representative

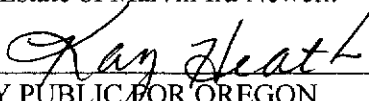


Robert M. Newell,
Co-Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23 day of May, 2016, by William C. Newell, Co-Personal Representative of the Estate of Marvin Ira Newell.





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

(See California notary attached)

EXHIBIT "A"

(Attached to and made a part of that certain Personal Representative's Deed dated the 23rd day of May, 2016, wherein WILLIAM C. NEWELL and ROBERT M. NEWELL, Co-Personal Representatives of the Estate of Marvin Ira Newell, are first party, and WILLIAM C. NEWELL, as to an undivided one-fourth interest, ROBERT M. NEWELL, as to an undivided one-fourth interest, DEBRA KIEWER, as to an undivided one-fourth interest, and JANIS VANDECOEVERING, as to an undivided one-fourth interest, all as tenants in common, are second party.)

REAL PROPERTY DESCRIPTION

That certain real property civilly described as 5057 O'Connor Road, Klamath Falls, OR, located in the County of Klamath, State of Oregon, and more particularly described as follows:

The Northeast Quarter of Section 14, Township 40 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land situated in the Northwest Quarter Northeast Quarter of Section 14, Township 40 South, Range 9, E.W.M., more particularly described as follows:

Beginning at an iron pin on the West line of the Northwest Quarter Northeast Quarter of said Section 14, said point being South a distance of 624.1 feet from the stone marking the North one-fourth corner of said Section 14; thence South 85°28' East a distance of 188.55 feet to an iron pin; thence South 8°48' West a distance of 253.35 feet to an iron pin; thence West a distance of 157.57 feet to an iron pin on the West line of the Northwest Quarter Northeast Quarter of said Section 14; thence North along the West line of the Northwest Quarter Northeast Quarter of said Section 14 a distance of 275.93 feet, more or less, to the point of beginning.

ALSO EXCEPTING easements and restrictions of record.

Property ID No.: R93909

Map Tax Lot No.: R-4009-01400-00100-000

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Tehama }

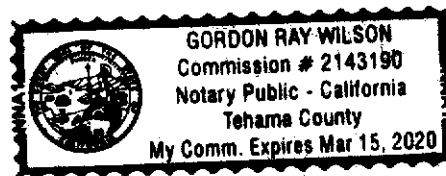
On May 26 2016 before me, Gordon Ray Wilson Notary Public,
Date (here insert name and title of the officer)

personally appeared Robert M. Newell

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.



Signature: [Handwritten Signature] (Seal)

_____ OPTIONAL _____

Description of Attached Document

Title or Type of Document: _____ Number of Pages: 3

Document Date: _____ Other: _____