



LAKE COUNTY, OREGON 2016-000915
D-PRDEED
Cnt=1 Pgs=3 06/22/2016 11:34:35 AM
\$15.00 \$11.00 \$20.00 \$10.00 Total:\$56.00

THIS IS



00013871201600009150030034

I, Stacie Geaney, County Clerk for Lake County, Oregon
certify that the instrument identified herein was
recorded in the Clerk records.

Stacie Geaney - County Clerk

Grantor:
The Estate of John Carl Ward
PO Box 5524
Vancleave, MS 39565

Grantee:
Mark Spitsbergen

AFTER RECORDING RETURN TO:
Mark Spitsbergen

Until a change is requested all tax statements
shall be sent to the following address:

Same as above

File No. 86055AM

2016-006610
Klamath County, Oregon
06/22/2016 01:52:58 PM
Fee: \$52.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 31st day of June, 2016, by and between
Sherri Lynn Ward the duly appointed, qualified and acting personal
representative of the estate of John Carl Ward also known as John C. Ward, deceased,
hereinafter called the first party, and

Mark Spitsbergen,

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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 Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$200,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 8th day of June, 2016

Sherri L. Ward
Personal Representative for the Estate of
John Carl Ward, Deceased.

STATE of Mississippi County of Jackson) ss.

This instrument was acknowledged before me on 8th day of June 2016

by Sherri Lynn Ward as Personal Representative for the Estate of John Carl Ward.

[Signature]
Notary Public for MS / Jackson Co.
My commission expires 6-20-2018



LAKE COUNTY RECORDING NO.

2016000915

EXHIBIT "A"

Klamath County:

Parcels 2 of Final Partition Map #24-92, said Partition being located in Sections 13, 14, 15, 23, 24, 25 and 26 of Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, and in Section 30, Township 37 South, Range 16 East, Lake County, Willamette Meridian. EXCEPT that certain strip of land 100 feet wide conveyed to Bly Logging Company by Deed recorded July 31, 1929 in Volume 87, page 513, Deed Records of Klamath County, Oregon, and as delineated on the face of said Final Partition Map; AND EXCEPT those portions conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 8, 1995 in Volume M95, page 20941, Microfilm Records of Klamath County, Oregon;

Parcels 1 and 3 of Land Partition 18-13, a replat of Parcel 1 of Land Partition #12-12, located in the Southwest 1/4 of Section 13, the South 1/2 of Section 14, The South 1/2 of Section 15, the North 1/2 and Southeast 1/4 of Section 23, the North 1/2 of Section 24, and the Northeast 1/4 of Section 26, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon as recorded on January 17, 2014 in instrument 2014-000434, records of Klamath County, Oregon.

Parcels 1 and 2 of Land Partition 36-14, a replat of Parcel 2 of Land Partition #18-13 and Parcel 1 of Land Partition #24-92, located in the Southwest 1/4 of Section 13, the South 1/2 of Section 14, the North 1/2 of Section 23, Section 24, the North 1/2 of Section 25, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon as recorded on March 22, 2016 in instrument 2016-002980, records of Klamath County, Oregon. EXCEPT that portion of said Parcel 1 lying in Lake County, Oregon;

Parcels 3 of Land Partition 36-14, a replat of Parcel 2 of Land Partition #18-13 and Parcel 1 of Land Partition #24-92, located in the Southwest 1/4 of Section 13, the South 1/2 of Section 14, the North 1/2 of Section 23, Section 24, the North 1/2 of Section 25, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon as recorded on March 22, 2016 in instrument 2016-002980, records of Klamath County, Oregon

Lake County:

In the County of Lake, State of Oregon, as follows:

Township 37 South, Range 16 East of the Willamette Meridian,

Section 30: Government Lots 2 and 3;

The SE1/4 of the NW1/4;

The NE1/4 of the SW1/4; EXCEPTING THEREFROM,

That portion deeded to the State of Oregon, by and through its Department of Transportation, highway Division, recorded August 23, 1988 in Book 210 at Page 143 and recorded August 2, 1995, in Book 230 at page 128, Lake County Deed Records, Oregon

LAKE COUNTY RECORDING NO.

2016000915