



THIS SPACE RESERVED FOR

2016-012735
Klamath County, Oregon
11/30/2016 02:23:01 PM
Fee: \$47.00

Grantor:
Estate of Nicholas John "Jack" Trappen
332 Burgdorf Rd.
Bonanza, OR 97623

Grantee:
Robyn L. Cole & Aaron D. Cole
20111 N. Poe Valley Rd.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Robyn L. Cole & Aaron D. Cole
332 Burgdorf Rd.
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Robyn L. Cole & Aaron D. Cole
332 Burgdorf Rd.
Bonanza, OR 97623

File No. 128831AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29 day of November, 2016 by and between
Nicholas Jon Trappen the duly appointed, qualified and acting personal representative of the estate of Nicholas John
"Jack" Trappen, deceased,
hereinafter called the first party, and

Robyn L. Cole and Aaron D. Cole, wife and husband

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:

Government Lots 1 and 2, (ALSO described as the N1/2 of the NE1/4) of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following, described as follows:

Commencing at the Northwest corner of the NE1/4 of Section 1, Township 39 South, Range 11 1/2 East of the Willamette Meridian and running thence East 528.0 feet; thence South 660.0 feet; thence Southwesterly 247.5 feet in a straight line to a point 330.0 feet East of a point 825.0 feet South of the place of beginning; thence West 330.0 feet; thence North 825.0 feet to the place of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$465,000.00. 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 29 day of November, 2016

Nicholas Jon Trappen
Personal Representative for the Estate of
Nicholas John "Jack" Trappen, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on Nov. 29, 2016

by Nicholas Jon Trappen as Personal Representative for the Estate of Nicholas John "Jack" Trappen.

Jenny Annette Brazil
Notary Public for Oregon
My commission expires 12/3/2018

