

2017-005859

Klamath County, Oregon



00204392201700058590020026

05/31/2017 10:32:33 AM

Fee: \$47.00

After recording, return to:
Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantor:

Margaret G. Cheyne, Personal Representative,
Estate of Charles D. Cheyne
10057 East Langell Valley Road
Bonanza, OR 97623

Send tax statements to Grantee:

Henry CG Cheyne
9961 East Langell Valley Road
Bonanza, OR 97623

PERSONAL REPRESENTATIVE DEED

Margaret G. Cheyne, the duly appointed, qualified, and acting Personal Representative of the Estate of Charles D. Cheyne, deceased, filed in Klamath County Circuit Court, Probate Case No. 16PB04329 (the "Grantor"), conveys to Henry CG Cheyne, individually (the "Grantee"), the Grantor's entire interest in the following described real property situated in the County of Klamath, State of Oregon:

Parcel 1:

West 1/2 SW 1/4 of Section 36, Township 39 South, Range 12 East of the Willamette Meridian.

Parcel 2:

Southeast 1/4 of Section 35, Township 39 South, Range 12 East of the Willamette Meridian.

SUBJECT TO all easements, reservations, restrictions and right of ways of record or apparent on the ground.

The Grantor's entire interest in the above-described real property constitutes an undivided one-half interest; therefore, the intended result of this conveyance is that Henry CG Cheyne shall own an undivided one-half interest in the above-described real property.

This is a testamentary transfer, and there is no consideration for this transfer.

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

47

