2017-005859 Klamath County, Oregon



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



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.

In Witness Whereof, the Grantor has executed this instrument this <u>may 17</u>, 2017.

Margaret G. Cheyne, Personal Representative of the

Estate of Charles D. Cheyne, Deceased

STATE OF OREGON

) ss.

County of KLAMATH

This Personal Representative Deed is signed and acknowledged before me on Mey 17, 2017, by Margaret G. Cheyne, Personal Representative of the Estate of Charles D. Cheyne, Deceased.

Notary Public for Oregon

OFFICIAL STAMP
LINDA LEE HAMMERICH
NOTARY PUBLIC-OREGON
COMMISSION NO. 937422
MY COMMISSION EXPIRES MARCH 22, 2019