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05/31/2017 10:34:33 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:

Alex Cheyne
3212 NW Sparks Avenue
Albany, OR 97321

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 Alex Cheyne, individually (the "Grantee"), the following described real property situated in the County of Klamath, State of Oregon:

Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 11, Township 40 S. R. 9 E. W. M.; thence South along the West line of said forty acre tract 60 rods; thence East and parallel with the North line of the S1/2 SW1/4 of said Section 160 rods to the East line of the SE1/4 SW1/4 of said Section; thence North along the East line of said SE1/4 SW1/4 to the Northeast corner thereof; thence West along the North line of the S1/2 SW1/4 of said Section 160 rods to the place of beginning, being the North 60 rods of the S1/2 SW1/4 of Section 11, Township 40 S. R. 9 E. W. M., containing 60 acres.

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.

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In Witness Whereof, the Grantor has executed this instrument this May 17, 2017.

Margaret G. Cheyne, per. rep.
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 May 17, 2017, by Margaret G. Cheyne, Personal Representative of the Estate of Charles D. Cheyne, Deceased.

Linda Hammerich
Notary Public for Oregon

