



THIS SPACE RESERVED FOR

2019-007857

Klamath County, Oregon

07/12/2019 01:26:01 PM

Fee: \$87.00

Grantor:

Estate of Bradley James Baird

3199 SW 28th

Redmond OR 97756

Grantee:

Kenneth Bridgman and Debbie Bridgman

PO BOX 157

Creston, CA 93432

AFTER RECORDING RETURN TO:

Kenneth Bridgman and Debbie Bridgman

PO BOX 157

Creston, CA 93432

Until a change is requested all tax statements shall be

Kenneth Bridgman and Debbie Bridgman

PO BOX 157

Creston, CA 93432

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

Kenneth Bridgman and Debbie Bridgman

PO BOX 157

Creston, CA 93432

File No. 308126AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 10 day of July, 2019, by and between  
Roxanne Ramseyer the duly appointed, qualified and acting personal representative of the estate of Bradley James  
Baird, deceased, Probate Case No. 19PB01461, filed in Multnomah County, hereinafter called the first party, and

**Kenneth Bridgman and Debbie Bridgman, as Tenants by the Entirety**

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:

**Lot 5, Block 1, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$28,000.00. However, the actual  
consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2310-035A0-01300-000**

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 10<sup>th</sup> day of July, 2019

Roxanne Ramseyer, Personal Representative  
Roxanne Ramseyer, Personal Representative

STATE of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on July 10, 2019  
by Roxanne Ramseyer as Personal Representative for the ~~Estate of~~ Estate of Bradley James Baird.

Heather Elaine Zink  
Notary Public for AmeriTitle, Redmond, OR  
My commission expires 8-22-2022

