



THIS SPACE RESERVED FOR

2019-008151  
Klamath County, Oregon  
07/19/2019 11:31:01 AM  
Fee: \$87.00

Grantor:  
The Estate of Joseph L. Melanson  
PO Box 852  
Keno, OR 97627

Grantee:  
Douglas & Sheila VanZandt  
Po Box 791  
Keno, OR 97627

AFTER RECORDING RETURN TO:  
Douglas & Sheila VanZandt  
Po Box 791  
Keno, OR 97627

Until a change is requested all tax statements  
shall be sent to the following address:  
Douglas & Sheila VanZandt  
Po Box 791  
Keno, OR 97627

File No. 310070AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 15 day of July, 2019, by and between

**Charlene Manning and Charles Yockey the duly appointed, qualified and acting Co-Personal  
Representatives of The Estate of Joseph L. Melanson, deceased, Probate Case No. 18PB09509, filed in  
Klamath County,**

hereinafter called the first party, and

**Douglas VanZandt and Sheila VanZandt, 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:

**Lots 15 and 16, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM:**

**Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00° 05'24" West 108.00 feet; thence South 75 degrees 53'56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00° 05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89° 54'36" East 174.00 feet to the point of beginning.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$280,000.00. 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.

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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 19 day of July, 2019

By: Charlene Manning  
Charlene Manning, as Co-Personal Representative for The  
Estate of Joseph L. Melanson, Deceased.

By: Charles Yockey  
Charles Yockey, as Co-Personal Representative for The  
Estate of Joseph L. Melanson, Deceased.

STATE of Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on July 19, 2019 by Charlene Manning and Charles Yockey as Co-Personal Representatives for the Estate of Joseph L. Melanson, Deceased.

Melissa R Strom  
Notary Public for Oregon  
My commission expires 3/15/22

