

2014-006780

Klamath County, Oregon



00155260201400067800030036

06/25/2014 03:34:38 PM

Fee: \$52.00

Returned to County

RETURN TO:

Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Johnson & Helm Properties, LLC
c/o Carroll Helm
14002 S. Buckner Creek Road
Molino, OR 97042

GRANTOR:

Cecilia Johnson and Carroll Helm,
Co-Personal Representatives
25633 36th Place South
Kent, WA 98032

GRANTEE:

Johnson & Helm Properties, LLC
c/o Carroll Helm
14002 S. Buckner Creek Road
Molino, OR 97042

DEED OF PERSONAL REPRESENTATIVE

Cecilia A. Johnson and Carroll A. Helm, Co-Personal Representatives of the Estate of Alita May Johnson aka Leta May Johnson, deceased, Grantor, conveys to Johnson & Helm Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon:

PARCEL 1 and PARCEL 2: A portion of the NW¼SW¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Map: R-3910-03200-01800-000

Prop ID: R603216

Map: R-3910-03200-01900-000

Prop ID: R603234

PARCEL 3: Commencing at the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence west along the South boundary of Section 19, 1230.00 feet to the true point of beginning, said point also being the southwest corner of a tract of land described in Volume M70, Page 6193 of the Deed Records of Klamath County; thence north, parallel with the east boundary of Section 19, 100.00 feet; thence east, parallel with the south boundary of Section 19, 50.00 feet; thence north, parallel with the east boundary of Section 19, 250.00 feet; thence west, parallel with the south boundary of Section 19, 150.00 feet; more or less to the east boundary of Alma Alley as shown on the subdivision plat of Buena Vista Addition to the City of Klamath Falls; thence southerly, along said street boundary 350.00 feet to the south boundary of Section 19; thence east along said section line, 100.8 feet, more or less to the true point of beginning.

Map: R-3809-019DD-02000-000

Prop ID: R438985

PARCEL 4 and PARCEL 5: The NW¼ of SE¼ and Lot 8 in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. And that portion of Lot 7 and the SW¼ of SE¼ lying within the following boundaries, to-wit: Beginning at the Northeast corner of the SW¼ of SE¼; thence West on subdivision line to the meander line of the East side of Lost River; thence following said meander line downstream to a point 7 chains 68 links North of the South section line; thence Northeasterly on a straight line to a point 4.40 chains South of the place of beginning; thence North 4.40 chains to the place of beginning, all in Section 31, Township 39 South, Range 10 East of the Willamette Meridian. The NE¼ of SE¼ of Section 31, ALSO beginning at the Northeast corner of the SE¼ of SE¼ of said Section 31; thence West 20 chains to stone; thence South 4 chains and 40 links to stone; thence Northeasterly to the place of beginning, in Township 39 South, Range 10 East of the Willamette Meridian, also that part of the NW¼ of SW¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian lying West of the Hill Road.

Map: R-3910-03100-01300-000

Prop ID: R602850

Map: R-3910-03200-01600-000

Prop ID: R603190

PARCEL 6: Lots 1 and 2, Block 32, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map: R-3809-030AA-00800-000

Prop ID: R441454

The true and actual consideration for this conveyance is an estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 13 day of June 2014.

Cecilia Johnson

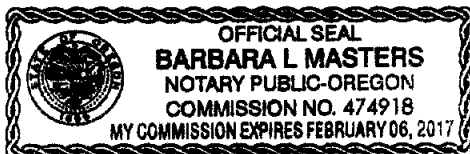
Cecilia A. Johnson, Co-Personal
Representative of the Estate of
Alita May Johnson aka Leta May
Johnson, deceased

Carroll A. Helm

Carroll A. Helm, Co-Personal
Representative of the Estate of
Alita May Johnson aka Leta May
Johnson, deceased

STATE OF OREGON)
~~WASHINGTON~~) ss. June 13, 2014
County of Klamath)
~~King~~)

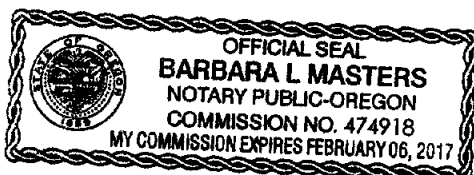
Personally appeared, Cecilia A. Johnson, and acknowledged the foregoing to be her true act and deed. Before me:



[Signature]
Notary Public for ~~Washington~~ Oregon
My Commission expires: 2-6-17

STATE OF OREGON)
County of Klamath) ss. June 13, 2014
~~Clackamas~~)

Personally appeared, Carroll A. Helm, and acknowledged the foregoing to be her true act and deed. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 2-6-17