

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Rhonda Gustafson

26260 NW Pihl Rd.

Banks, OR 97106

First Party's Name and Address

Colahan Services, LLC

5900 Washburn Way

Klamath Falls, OR 97603

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Colahan Services, LLC

5900 Washburn Way

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Colahan Services, LLC

5900 Washburn Way

Klamath Falls, OR 97603

AMERITITLE

100691-5H

STATE OF OREGON

County of

2014-006857

Klamath County, Oregon

06/27/2014 02:54:08 PM

Fee: \$47.00

I certify that

received for recording on _____,
 at _____ o'clock ____ M., and recorded in
 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of this County.

SPACE RESERVED
 FOR
 RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated June 27, 2014

between Rhonda Gustafson

the duly appointed, qualified and acting personal representative of the estate of Helma I. Hunter

also known as Helma Irene Hunter

and Colahan Services, LLC, an Oregon Limited Liability Company

hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The property described in Exhibit 'A' attached hereto and made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Rhonda Gustafson

Rhonda Gustafson, as Personal
 Representative for the Estate
 of Helma I. Hunter also known as
 Helma Irene Hunter

Personal Representative

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Tracts 39 A and 39 B of ENTERPRISE TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 0° 16' West a distance of 160.0 feet from the Southeast corner of said Tract 39 A, said distance measured along the East line of Tract 39 A; thence North 89° 42' West parallel to the South line of Tract 39 A, a distance of 378.6 feet to an iron pin located on the East boundary of the County Road; thence in a Northwesterly direction a distance of 130.8 feet more or less, to an iron pin, said distance measured along the East line of the County Road; said point being the Southwest corner of that parcel of land conveyed to Joseph F. Evans, et ux, by deed recorded on page 549 of Volume 256 of Deeds; thence South 87° 25' East along the Southerly line of said tract a distance of 120.4 feet to an iron pin; thence North a distance of 123.0 feet to an iron pin; thence East a distance of 310.8 feet to an iron pin located on the East line of Tract 39 B; thence South along the East line of Tracts 39 B and 39A a distance of 249.2 feet more or less to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded February 2, 1965 Volume 359, page 183, Klamath County Deed Records.

A handwritten signature, possibly reading "J. F. Evans", enclosed within an oval border.