

2014-007457  
Klamath County, Oregon



00156119201400074570040048

07/15/2014 03:29:12 PM

Fee: \$57.00

2014-006780  
Klamath County, Oregon



00155260201400067800030036

06/25/2014 03:34:38 PM

Fee: \$52.00

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 36<sup>th</sup> Place South  
Kent, WA 98032

**GRANTEE:**

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

Re-Record Document 2014-006780 to  
Correct Legal Description of  
Parcel 1 and Parcel 2 (See Exhibit "A")

**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 NW $\frac{1}{4}$ SW $\frac{1}{4}$  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

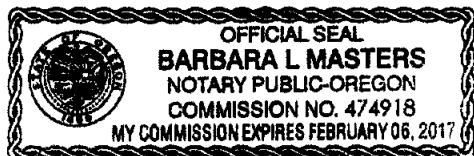
Cecilia A. Johnson, Co-Personal  
Representative of the Estate of  
Alita May Johnson aka Leta May  
Johnson, deceased

Carroll A. Helm

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

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

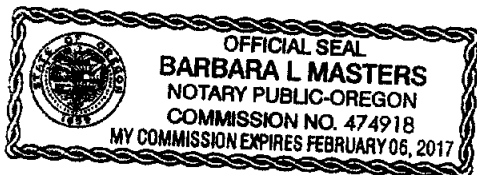
Personally appeared, Cecilia A. Johnson, and acknowledged the foregoing to be her true act and deed. Before me:



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

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

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

RE-RECORD TO CORRECT LEGAL DESCRIPTION  
OF PARCEL 1 AND PARCEL 2  
EXHIBIT "A"

A portion of the NW¼SW¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of Hill Road, a County Road, as the same now exists, with the South line NW¼SW¼ of said Section 32, said point being South 89°56'30" East, a distance of 290.24 feet from the Southwest corner NW¼SW¼ of said Section 32; thence North 09°16'51" West, along the Easterly right of way line of said Hill Road, 179.96 feet thence at right angles North 80°43'09" East, 200.00 feet; thence South 08°33'56" East 212.43 feet to a point on the South line NW¼SW¼ of said Section 32; thence North 89°56'30" West; 200.00 feet to the point of beginning. The bearings of this description are based on recorded Survey No. 1256 in the Klamath County Surveyor's Office.

Map: R-3910-03200-01800-000  
Map: R-3910-03200-01900-000

Prop ID: R603216  
Prop ID: R603234