07/15/2014 03:29:12 PM

Fee: \$57.00

2014-006780 Klamath County, Oregon

06/25/2014 03:34:38 PM

RETURN TO:

Partition of Course

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:

Molino, OR 97042

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

Re-Record Document 2014-006780 to Correct Legal Description of

Parcel 1 and Parcel 2 (See Exhibit "A")

DEED OF PERSONAL REPRESENTATIVE

Johnson and Carroll 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\s\% 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 Prop ID: R603234 Map: R-3910-03200-01900-000

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 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 NW% of SE% 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 SW% of SE% lying within the following boundaries, to-wit: Beginning at the Northeast corner of the SW% of SE%; 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 NE% of SE% of Section 31, ALSO beginning at the Northeast corner of the SE% of SE% 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 NW% of SW% 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, 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 PR9POERTY 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 OWNERWS, 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 201

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

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

STATE OF WASHINGTON)

County of Klamath) ss. June 13, 2014

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



Notary Public for Washington 1990 My Commission expires: 2-6-17

STATE OF OREGON)

State of Oregon |

State of Oreg

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

OFFICIAL SEAL
BARBARA L MASTERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 474918
MY COMMISSION EXPIRES FEBRUARY 06, 2017

Notary Public for Oregon
My Commission expires: 3-6-17

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 NW\sw\sqrt{of} said Section 32, said point being South 89°56'30" East, a distance of 290.24 feet from the Southwest corner NW\sw\sqrt{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 NW\sw\sqrt{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 Prop ID: R603216 Map: R-3910-03200-01900-000 Prop ID: R603234