

1st 2352944-LW



After recording return to:
Jonathan Brown
2623 Montelius St
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
Jonathan Brown
2623 Montelius St
Klamath Falls, OR 97601

File No.: 7021-2352944 (LW)
Date: November 26, 2014

2014-012612
Klamath County, Oregon
12/05/2014 03:14:42 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-sixth day of November, 2014** by and between **Janice L. Chrowl** the duly appointed, qualified and acting personal representative of the estate of **Brenda Colleen Crawford**, deceased, hereinafter called the first party and **Jonathan Brown**, 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$40,000.00**.

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.

F.
57.00

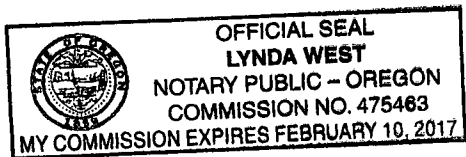
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 5 day of December, 2014.

Janice L. Chrowl
Janice L. Chrowl

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of December, 2014 by .



Lynda West
Notary Public for Oregon
My commission expires: 2-10-17

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 E.W.M., in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the line between Sections 19 and 20 of said Township and Range, which point is 765 feet North of the corner to Sections 19, 20, 29 and 30; thence North along said Section line, 65 feet, more or less, to the South boundary of Gage Road; thence South 89° 52' East along said road boundary a distance of 262.91 feet, more or less, to the Westerly boundary of the newly located Highway 97; thence South 8° 12' West along said right of way boundary a distance of 65.67 feet; thence North 89° 52' West 253.52 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion of the above described property lying within the limits of Montelius Street.

ALSO SAVING AND EXCEPTING that portion deeded to State Highway Commission by Cage W. Grimsley et ux, recorded August 6, 1958, Volume 301 Page 585, deed records of Klamath County, Oregon.