

1st. 2387093 MT



After recording return to:
Jebediah Dee Baugher
6010 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to:
Jebediah Dee Baugher
6010 Shasta Way
Klamath Falls, OR 97603

File No.: 7021-2387093 (MT)
Date: March 26, 2015

2015-002857

Klamath County, Oregon

03/31/2015 12:50:41 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-sixth day of March, 2015** by and between **Karen Louise Miller Jambura** the duly appointed, qualified and acting personal representative of the estate of **Glenn Cecil Miller**, deceased, hereinafter called the first party and **Jebediah Dee Baugher**, 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 **\$268,000.00**.

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.

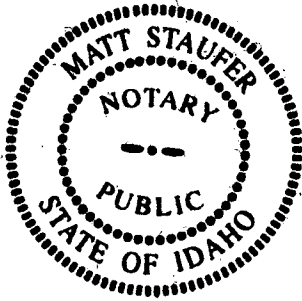
Dated this 26 day of March, 2015.

Karen Louise Miller Jambura, personal rep

Karen Louise Miller Jambura, Personal Representative

STATE OF Idaho)
County of Ada) ss.

This instrument was acknowledged before me on this 26th day of March, 2015
by **Karen Louise Miller Jambura**.



[Signature]
Notary Public for Bolsa, Idaho
My commission expires: March 29, 2019

EXHIBIT A

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

Beginning at a point which lies 519 feet North and East 660 feet from the intersection of the North line of Climax Street and the East line of Madison Street in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and which is a point 24 feet North along the West line of Ogden Street and 660 feet East of the Northwest corner of the School District lot described in Volume 100 of Deeds, page 269, Klamath County, Oregon; thence East 330 feet; thence South 387 feet; thence East 270 feet; more or less, to the West line of Patterson Street; thence North along the West line of Patterson Street to the South line of Shasta Way; thence West along the South line of Shasta Way to the West line of Ogden Street; thence South along the West line of Ogden Street to the place of beginning, being a portion of the W 1/2 NW 1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian,.

EXCEPTING THEREFROM any portion that lies within Ogden Street.

ALSO EXCEPTING THEREFROM, Beginning at a 5/8 inch iron pin on the East line of Ogden Street, said point being North 0°28' West, 24 feet and North 89°24' East 60 feet from the Southeast corner of Lot 6, Madison Park; thence North 0°28' West along the East line of Ogden Street 254.46 feet; thence North 89°32' East, perpendicular to said East line 270 feet; thence South 0°28' East, parallel to said East line 253.83 feet; thence South 89°24' West 270 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM, that portion deeded to Klamath County, a political subdivision for road purposes which recorded March 31, 1995 in Volume M95 Page 7747, records of Klamath County, Oregon

AND FURTHER EXCEPTING THEREFROM, a tract of land situated in the NW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Patterson Street, from which the NW 1/16 corner of said Section 1 bears South 89°50'00" East 30.00 feet and South 00°10'00" West 62.05 feet; thence North 89°51'43" West 267.20 feet; thence North 00°18'37" East 640.90 feet; thence South 89°41'23" East 265.60 feet to a point on the said Westerly right of way line; thence South 00°10'00" West 640.10 feet to the point of beginning, with bearings based on record of Survey 5679 on file at the office of the Klamath County Surveyors.