

2016-003962

Klamath County, Oregon



00185265201600039620010019

04/19/2016 03:44:44 PM

Fee: \$42.00

Grantor's Name and Address

Patricia Ann Tompkins, Personal Representative of
the Estate of Fred C. Tompkins
4051 Medicine Man Road
Pahrump, NV 89048

Grantee's Name and Address

Judy Tompkins-Griffin, Charles F. Tompkins and
Rebecca June Tompkins
PO Box 1754
Brookings, OR 97415

After Recording Return to:

Judy Tompkins-Griffin
PO Box 1754
Brookings, OR 97415

Until requested otherwise, send all tax statements to:

Judy Tompkins-Griffin
PO Box 1754
Brookings, OR 97415

DEED OF PERSONAL REPRESENTATIVE

Patricia Ann Tompkins, the duly appointed, qualified, and acting personal representative of the estate of Fred Charles Tompkins, deceased, Klamath County Circuit Court case number 13 03701CV, Grantor, hereby grants, bargains and conveys without warranty of title subject to all liens, assessments and judgments that might attach thereto to Judy Tompkins-Griffin, as to an undivided 1/3 interest, Charles F. Tompkins, as to an undivided 1/3 interest and Rebecca June Tompkins, as to an undivided 1/3 interest, Grantees, that real property situated in Klamath County, Oregon, described as follows:

Parcel 1:

All that portion of the SW 1/4 NW 1/4 and the SE 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" east 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 480 feet to the true point of beginning; thence due west 325 feet; thence due North 690.78 feet, more or less, to the Southerly right of way line of Sprague River Highway; thence Southeasterly along said right of way line to a point due east from the point of beginning; thence West 360.34 feet, more or less, to the true point of beginning.

Together with manufactured home Serial Number 122454, ID 146328

Parcel 2:

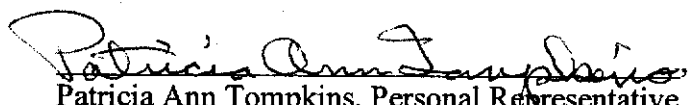
The NW 1/4 of the NW 1/4 of the NW 1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Together with manufactured home Serial Number 103521, ID 181820

The true consideration for this conveyance is \$ None (Estate distribution).

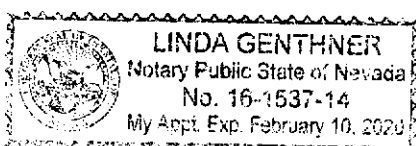
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9, 17. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT 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 195.305-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9.

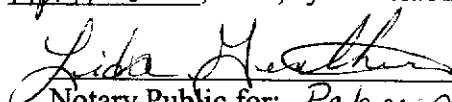
ESTATE OF FRED CHARLES TOMPKINS


Patricia Ann Tompkins, Personal Representative,
Grantor

STATE OF Nevada, County of Nye)ss.

This instrument was acknowledged before me on April 8, 2016, by Patricia Ann Tompkins, personal representative.




Notary Public for: Pahrump
My commission expires: Feb 10, 2020