

**GRANTOR'S NAME:**  
The Estate of Roderick L. Slade, deceased

**GRANTEE'S NAME:**  
Anesti N. Audeh

**AFTER RECORDING RETURN TO:**  
Anesti N. Audeh  
522 South 6th Street  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**  
Anesti N. Audeh  
522 South 6th Street  
Klamath Falls, OR 97603

8600 S Highway 97, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### PERSONAL REPRESENTATIVE'S DEED

**Dwight Slade**, the duly appointed, qualified and acting personal representative of the estate of Roderick L. Slade, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **10-04839-CV**, Grantor, conveys to **Anesti N. Audeh**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is One Hundred Thirty Thousand And No/100 Dollars **(\$130,000.00)**.

**Subject to:**

1. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power and Light Company  
Recorded: January 9, 1962  
Instrument No.: 335, page 15

3. Encroachment of Texaco sign over 2.3 feet over East property line as revealed by survey by Truline Surveying, Inc. dated March 1997.
4. Rights of tenants under existing leases or tenancies.

**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.**

# PERSONAL REPRESENTATIVE'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

March 29, 2017

The Estate of Roderick L. Slade, deceased

BY: [Signature]

Dwight Slade  
Personal Representative

State of OREGON

County of Multnomah

This instrument was acknowledged before me on March 29, 2017 by Dwight Slade as Personal Representative of the Estate of Roderick L. Slade, deceased.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 10-27-2019



# PERSONAL REPRESENTATIVE'S DEED

(continued)

## EXHIBIT A

All that portion of the SW1/4 NE1/4, SE1/4 NW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 East of the Willamette Meridian, and South 89 degrees 44' West 1015 feet along the South line of the NE1/4 SW1/4 of Section 30 to the northwesterly right of way line of said highway; thence along said highway right of way line as follows: North 36 degrees 34' East 1792.17 feet; South 53 degrees 26' East 25.0 feet; thence North 36 degrees 34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36 degrees 34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; Deed Records, Klamath County, Oregon; thence North 53 degrees 26' West along the Southerly line of said McPherson Tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53 degrees 26' West to the true point of beginning; thence South 53 degrees 26' East to the true point of beginning.

ALSO:

A parcel of land lying in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northwesterly right of way line of the Klamath Falls-Weed State Highway in the SW1/4 NE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is North 1320 feet; thence South 89 degrees 44' West 1,015 feet along the South line of the NE1/4 SW1/4 of Section 30, to the Northwesterly right of way line of said highway, and thence along said highway right of way, as follows: North 36 degrees 34' East 1,792.17 feet South 53 degrees 26' East 25.0 feet and -North 36 degrees 34' East 867.43 feet from the one quarter corner common to Sections 30 and 31 of said township and range; thence North 53 degrees 26' West 487.8 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad; thence North 33 degrees 38' East 276.0 feet along said railroad right of way line to the North line of said SW1/4 NE1/4 of Section 30, thence South 89 degrees 49' East 624.1 feet along said North line of the SW1/4 NE1/4 of Section 30, to the Northwesterly right of way line of said highway; thence South 36 degrees 34' West 646.6 feet along said right of way line to the point of beginning.