



THIS SPACE RESERVED FOR

2017-003966
Klamath County, Oregon
04/17/2017 10:53:00 AM
Fee: \$47.00

Grantor:

Estate of Nina Lorraine Pence, deceased

PO Box 7673

Klamath Falls, OR 97602

Grantee:

Steven Linders, Johnny Keoni Linders, Jonathan Priddle-Mitchell

513 Main St., Ste. 101

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Steven Linders, Johnny Keoni Linders, Jonathan Priddle-Mitchell

513 Main St., Ste. 101

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Steven Linders, Johnny Keoni Linders, Jonathan Priddle-Mitchell

513 Main St., Ste. 101

Klamath Falls, OR 97601

File No. 154877AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13th day of April, 2017, by and between

Terese M. Seals, the duly appointed, qualified and acting personal

representative of the estate of Nina Lorraine Pence, deceased, hereinafter called the first party, and

Steven Linders and Johnny Keoni Linders and Jonathan Priddle-Mitchell, not as tenants in common but with rights of survivorship,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

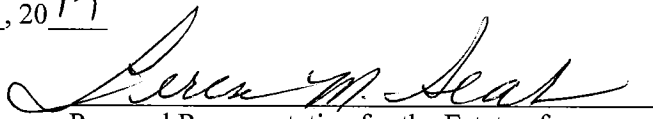
Lots 6 and 7 of Block 40, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON AND Lots 3 and 4 of Block 16 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, LESS 15 Feet off and from Lots 3 and 4, of said Block 16, Ewauna Heights Addition formerly and heretofore deeded to Marian M. Flock, a further description thereof appearing in Volume 106, page 505, Deed Records of Klamath County, Oregon. LESS THAT PORTION in Volume 328 at page 258, Deed Records of Klamath County, Oregon being more particularly described as follows: Beginning at a point on the Southerly line of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION, Klamath Falls, Oregon 15 feet Northeasterly of the Southwest corner of said Lot 4, thence Northwesterly parallel to the Westerly line of Lot 4, 73 feet, thence Northeasterly parallel to the Southerly side of Lot 4, 3 feet, thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4, thence Southwesterly along the Southerly line of said Lot 4, 3 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$159,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 13th day of April, 2017



Personal Representative for the Estate of

Nina Lorraine Pence, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 4/13, 2017

by Terese M. Seals as Personal Representative for the Estate of Nina Lorraine Pence, deceased.


Notary Public for Oregon
My commission expires 12/3/2018

