

2017-005600
Klamath County, Oregon
05/22/2017 01:57:00 PM
Fee: \$47.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601
Send tax statements to:
Jonathan Edward Sawyer
1120 Sequoia Street
Klamath Falls, OR 97601

Grantor:
Terri Holzgang, Personal Representative
of the Estate of Wayne Eugene Brockey
645 W 16th Avenue
Eugene, OR 97402

Grantee:
Jonathan Edward Sawyer
1120 Sequoia Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Terri Holzgang, Personal Representative of the Estate of Wayne Eugene Brockey, deceased (Klamath County Circuit Court Case No. 16PB07595), Grantor, conveys to Jonathan Edward Sawyer, Grantee, the following described real property located in County, Oregon:

See Exhibit A, attached to and incorporated by this reference.

The true and actual consideration for this conveyance is \$194,000.00 (see ORS 93.030).

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 16th day of May, 2017.

Terri Holzgang
Terri Holzgang, Personal Representative of the
Estate of Wayne Eugene Brockey, deceased.
Personal Representative
of the Estate of
Wayne Brockey, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Terri Holzgang, Personal Representative of the Estate of Wayne Eugene Brockey, deceased, and acknowledged the foregoing to be her true act and deed. Before me: Stacy Howard

Howard
Notary Public for Oregon
My commission expires: 10-19-19

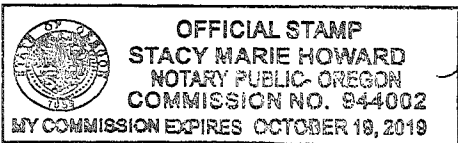


EXHIBIT "A"

PARCEL 1:

Lot 3, Block 4, WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

A portion of the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West Section line 429 feet South of the Southwest corner of the NW1/4 of the NW1/4 of said Section 5; thence East at right angles to said Section line a distance of 245.5 feet, more or less, to a point 34.5 feet West from the Northwest corner of Lot 1, Block 4, West Hills Homes; thence South parallel to the West line of said Lot 1 a distance of 100 feet to a point 34.5 feet West of the Southwest corner of said Lot 1; thence East a distance of 22.5 feet to a point 12 feet West of the Northwest corner of Lot 2, Block 4, West Hills Homes; thence South parallel to the West line of said Lot 2, a distance of 100 feet to a point of 12 feet West of the Southwest corner of said Lot 2; thence East 12 feet to the Southwest corner of said Lot 2; thence South along the West boundary of Lots 3 and 4, Block 4, West Hills Homes, a distance of 198 feet to the Southwest corner of said Lot 4; thence West a distance of 280 feet, more or less, to the West line of said Section 5; thence North 398 feet to the point of beginning.

SH (PR)