



2017-007055  
Klamath County, Oregon  
06/27/2017 03:45:00 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR

Grantor:  
ESTATE OF VENITA AUDREY PERRIN

Grantee:  
MATTHEW A ANDERSON

AFTER RECORDING RETURN TO:  
MATTHEW A ANDERSON  
1625 MCCLELLAN DRIVE  
KLAMATH FALLS OR 97603

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

File No. 172891AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 26 day of JUNE 2017, by and between  
DAVID WHITCOMB the duly appointed, qualified and acting personal representative of the estate of VENITA  
AUDREY PERRIN deceased, hereinafter called the first party, and

Matthew A Anderson , a single man,

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:

The Northwesterly 46.3 feet of Lot 88 and the following described portion of Lot 89, Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

Beginning at the most Southerly corner of Lot 89 in said Moyina; thence North 64° 17 1/2' East, along the line between Lots 88 and 89 in said Moyina, a distance of 125.0 feet, more or less, to the most Easterly corner of said Lot 89; thence North 25° 42 1/2' West, along the Northeasterly boundary of said Lot 89, a distance of 9.17 feet; thence Northwesterly along the arc of a curve to the left, the radius of which is 723.69 feet, a distance of 58.85 feet; thence South 59° 19' West, along the radius of said curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Southeasterly, along said Southwesterly boundary which is the arc of a curve to the right, the radius of which is 598.69 feet, a distance of 48.66 feet; thence South 25° 42 1/2 East, 9.17 feet, more or less, to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$175,000 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 26 day of June, 2017

David Whitcomb P.R.  
Personal Representative for the Estate of  
VENITA AUDREY PERRIN Deceased.

STATE of OREGON County of KLAMATH ) ss.

This instrument was acknowledged before me on June 26, 2017

by DAVID WHITCOMB as Personal Representative for the Estate of VENITA AUDREY PERRIN, DECEASED.

[Signature]  
Notary Public for OREGON pr  
My commission expires ~~JAN 9, 2018~~ NOV 06, 2020

