



THIS SPACE RESERVED FOR

2017-007549
Klamath County, Oregon
07/06/2017 02:07:00 PM
Fee: \$52.00

Grantor:
The Estate of Luce Dee Ri ichard

Grantee:
Patrick J. Haddox and Kristian Haddox

AFTER RECORDING RETURN TO:
Patrick J. Haddox and Kristian H. Haddox
1759 Eldorado Blvd.
Klamath Falls OR 97601

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

File No. 159093AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 21st day of June, 2017, by and between Edward W. Marsoun
the duly appointed, qualified and acting personal representative of the estate of Luce Dee Ri Ichard deceased,
hereinafter called the first party, and

Patrick J. Haddox and Kristian H. Haddox, as Tenants by the Entirety,

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:

Please see attached Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars is \$129,000.00 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 21 day of JUNE, 2017

Edward W. Marsoun
Personal Representative for the Estate of
Luce Dee Ri ichard Deceased.

STATE of Oregon, County of Marion ss.

This instrument was acknowledged before me on June 21, 2017

by Edward W. Marsoun as Personal Representative for the Estate of Luce Dee Ri ichard, deceased.

[Signature]
Notary Public for Oregon
My commission expires 8/11/2020

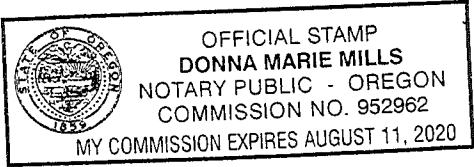


Exhibit "A"
Legal Description

PARCEL 1:

A portion of Block 24, ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49°50' East along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 45.7 feet, to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 57.7 feet; thence North 48°02' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve 110.0 feet from and parallel to said Southwesterly boundary a distance of 66.22 feet; thence South 43°38' West along the extended radius of said curve 110.0 feet; more or less, to the true point of beginning.

PARCEL 2:

A portion of Block 24, ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the most Westerly corner of Block 24 of said ELDORADO HEIGHTS; thence South 49°50' East along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, more or less, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 40.7 feet, to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, a distance of 5 feet; thence North 43°38' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve, 110.0 feet from and parallel to said Southwesterly boundary, a distance of 5.74 feet; thence South 43°15' West, along the extended radius of said curve, 110.0 feet, more or less, to the true point of beginning. This description is based upon a resurvey of that portion of said Block 24, ELDORADO HEIGHTS, facing Eldorado Boulevard, which resurvey shows an error in the length of the curve along the Southwest boundary of said Block 24. The original plat of said subdivision, shows the length of said curve to be 377.7 feet, when the actual length of the curve, as shown by computations and the locations of existing monuments, is 38.2 feet. The above description takes into account the apportionment of the error between all lots facing said curve.

PARCEL 3:

A portion of Block 24, ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49°50' East along the Southwesterly boundary of said Block 24, a distance of 55.0 feet to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 32.7 feet to the true point of beginning of the herein description and also being the most Southeasterly corner of the tract in Block 322, page 274, recorded June 27, 1960 between Evelyn N. Drew to Klamath Valley Lumber Co.; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 8 feet; thence North 43°15' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve 110.0 feet from and parallel to said Southwesterly boundary a distance of 9.08 feet, to the most Northeasterly corner of said tract in Book 322, page 274; thence South 42°38' West along the extended radius of said curve 110.0 feet; more or less to the true point of beginning. This description is based upon resurvey of that portion of said Block 24, ELDORADO HEIGHTS, facing Eldorado Boulevard, which resurvey shows an error in the length of the curve along the Southwest boundary of said Block 24, the original plat of said subdivision shows the length of said curve to be 377.7 feet, when the actual length of the curve, as shown by computations and the location of existing monuments is 382.8 feet. The above description takes into account the apportionment of the error between all lots facing said curve.