

2017-011254

Klamath County, Oregon



00211054201700112540020026

10/04/2017 09:16:52 AM

Fee: \$47.00

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL  
BE SENT TO THE FOLLOWING:

Simon Seid  
455 NE 24<sup>th</sup> Avenue, Apt. 13  
Portland, OR 97232

AFTER RECORDING, RETURN TO:

Law Office of Marisa Moneyhun  
319 SW Washington St., Suite 614  
Portland, OR 97204

**PERSONAL REPRESENTATIVE'S DEED**

Simon Seid, the duly appointed, qualified, and acting personal representative of the Estate of Shing Fong Seid, deceased, Multnomah Case No. 15PB05101:

Does hereby convey to Simon Seid, the following described real property situated in the County of Klamath, State of Oregon:

Commencing at the Northeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 39 South, Range 9, East of the Willamette Meridian; thence North 89°50' West, along the centerline of Johns Avenue, 30.00 feet; thence South 0°10' East, 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East, along the West boundary of Homedale Road 563.06 feet; thence West 929.26 feet; thence North 0°01' West, 374.97 feet to an iron pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary, 191.26 feet to the South boundary of Johns Avenue; thence 89°50' East, along said Avenue Boundary, 913.74 feet to the true point of beginning, containing 12.00 acres more or less.

**SUBJECT TO:** Easement created by instrument recorded October 16, 1942, in Book 150, page 346, Deed Records, in favor of Pacific Power & Light Co, for pole and wire lines over SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; Easement created by instrument recorded June 11, 1940, in Book 129 at page 587, Deed Records in favor of Daniel C. Dimmitt and Alfa Dimmit, husband and wife for irrigation ditch over SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals; or Enterprise Irrigation District; Easement created by instrument Recorded April 11, 1908, in Book 24, page 68, Deed Records, in favor of the United Stes for laterals and sublaterals over SW $\frac{1}{4}$  SE  $\frac{1}{4}$ .

Reserving unto the grantors, their executors, heirs and assigns an easement across the Easterly 15 feet of the above described property for the construction, maintenance and repairs of gas, water and sewer pipes mains and conduits.

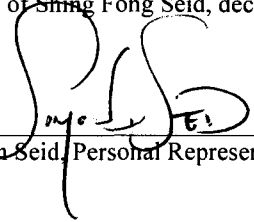
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 DEPARTMENTS 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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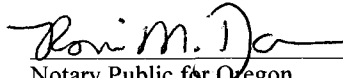
The true consideration for this conveyance is \$0.00 – Estate of Shing Fong Seid, deceased, Multnomah Case No. 15PB05101.

DATED: 9/21/17

  
Simon Seid, Personal Representative

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF MULTNOMAH        )

The foregoing instrument was acknowledged before me on September 21, 2017, by Simon Seid.

  
Notary Public for Oregon

