

2017-011749

Klamath County, Oregon



00211657201700117490020026

10/16/2017 11:27:00 AM

Fee: \$47.00

Nancy M. Berven, Personal Representative,
Estate of Blake D. Berven, Grantor,
to
Nancy M. Berven, Grantee.

Returned at Counter

After recording return to:

Donald R. Crane, Attorney
37070 Highway 62
Chiloquin, OR 97624

**Until a change is requested, all tax statements
must be sent to the following address:**

Nancy M. Berven
2460 Lakeshore Drive
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Nancy M. Berven, the duly appointed, qualified, and acting personal representative of the estate of Blake D. Berven, deceased, Klamath County probate number 17PB00005, grantor, hereby conveys to Nancy M. Berven, grantee, that real property situated in Klamath County, Oregon, described on Exhibit 1, attached hereto.

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is: None (Estate distribution).

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.

Dated: October 16, 2017, ESTATE OF BLAKE D. BERVEN

Nancy M. Berven
Nancy M. Berven, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10-16, 2017, by Nancy M. Berven,
personal representative.

Karen Ray Chesney
Notary Public - Oregon



A tract of land situated in the SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the center one-quarter corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County's Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a 1/2 inch iron pin on the Northeasterly right-of-way line of Lakeshore Drive (Highway No. 421); thence North 28°59'50" West 35.33 feet along said right-of-way line; thence North 61°15'46" East 21.07 feet; thence along the arc of a curve to the right (central angle = 53°49'08" radius = 100.00 feet) 93.93 feet; thence South 64°55'06" East 109.68 feet; thence along the arc of a curve to the left (central angle = 19°52'30" radius = 400.00 feet) 138.75 feet; thence South 84°47'36" East 75.60 feet; thence North 11°43'00" West 215.66 feet to a 1/2 inch iron pin marking the true point of beginning of this description; thence South 11°43'00" East 61.14 feet; thence North 78°17'00" East 450 feet, more or less, to the Westerly shoreline of Upper Klamath Lake; thence Northwesterly along said shoreline to a point which bears North 78°17'00" East from the true point of beginning; thence South 78°17'00" West 399 feet, more or less, to the true point of beginning.