

2018-004027

Klamath County, Oregon

04/03/2018 11:49:01 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANT'S NAME AND ADDRESS:

Cynthia K. Paradis and Vickie L. Baker
Co-Personal Representatives of the
Estate of Beverly Lucille Howell
2623 Homedale Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Michael J. Hawkins and
Anna M. Hawkins, Husband and Wife
P.O. Box 162
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Michael J. Hawkins and
Anna M. Hawkins
P.O. box 162
Merrill, OR 97633

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE Made this 2 day of April, 2018, by and between CYNTHIA K. PARADIS and VICKIE L. BAKER, the duly appointed, qualified and acting co-personal representatives of the estate of BEVERLY LUCILLE HOWELL, deceased, hereinafter called the first party, and MICHAEL J. HAWKINS and ANNA M. HAWKINS, Husband and Wife, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$170,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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

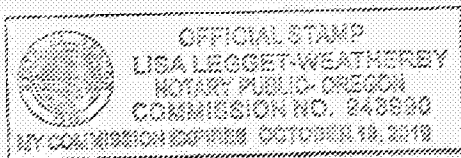
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Cynthia K. Paradis
Cynthia K. Paradis, Co-Personal Representative

Vickie L. Baker
Vickie L. Baker, Co-Personal Representative

STATE OF OREGON; County of Klamath) ss.

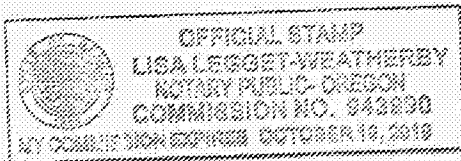
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of March, 2018, by Cynthia K. Paradis, as co-personal representative of the Estate of Beverly Lucille Howell.



Lisa Legget-Weatherley
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/19/19

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of March, 2018, by Vickie L. Baker, as co-personal representative of the Estate of Beverly Lucille Howell.



Lisa Legget-Weatherley
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/19/19

EXHIBIT "A"

(Attached to and made a part of that certain
Personal Representatives' Deed wherein
Cynthia K. Paradis and Vickie L. Baker are
Co-personal representatives of the
Estate of Beverly Lucille Howell are Grantor and
Michael J. Hawkins and Ann M. Hawkins, ^{Wife}
Husband and Wife, are Grantee.)

A tract of land situated in Tract 2A "HOMEDALE" Subdivision, in
Section 11, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 2A, which is also at the
intersection of the Westerly line of Homedale Road and the Southerly line
of the O.C.&E. Railroad; thence North 66°39'30" West along the
Northerly line of said Tract 2A, a distance of 74.72 feet; thence South
24°38'57" West a distance of 95.71 feet; thence Southeasterly to a point on
the East line of said Tract 2A, that is South 00°20' West 92.88 feet from
the point of beginning; thence North 00°20' East a distance of 92.88 feet to
the point of beginning.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary
District and Enterprise Irrigation District.
2. Rights of the public in and to any portion of the herein described
premises lying within the limits of streets, roads or highways.
3. A 12 foot easement along the southerly line as disclosed by Deed
recorded April 11, 1974, in Volume M74 at page 4449, Microfilm
Records of Klamath County, Oregon.

Property ID No.: R548535
Map Tax Lot No.: R-3909-011AB-00700-000
Klamath County Assessor RMV (2016-2017)