



THIS SPACE RESERVED FOR

2018-006785
Klamath County, Oregon
06/04/2018 03:47:00 PM
Fee: \$87.00

Grantor:
The Estate of Marlene Norris Kaler
C/O Neal Buchanan

Grantee:
Phil B. Doddridge
1143 Pine St.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Phil B. Doddridge
1143 Pine St.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Phil B. Doddridge
1143 Pine St.
Klamath Falls, OR 97601

File No. 232921AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29 day of May, 2018, by and between
James R. Kaler Jr. the duly appointed, qualified and acting Personal Representative of The Estate of Marlene Norris Kaler, deceased,
hereinafter called the first party, and
Phil B. Doddridge,

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:

A tract of land situated in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE1/4; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$127,500.00. 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 4 day of ^{June MB}~~May~~ 2018

James R. Kaler
James R. Kaler, Personal Representative for the Estate of
*Jr.
Marlene Norris Kaler, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 4, 2018

by James R. Kaler Jr., as Personal Representative for the Estate of Marlene Norris Kaler.

Melissa R. Bland
Notary Public for Oregon
My commission expires March 15, 2022

