

2018-007526

Klamath County, Oregon



00224248201800075260020022

06/22/2018 10:19:15 AM

Fee: \$87.00

## GRANTOR

Judy Keenan-Weston, personal representative of the estate  
of Lois Lee Gambrell

## GRANTEE

Judy Keenan-Weston and Brenda Duffy  
4644 Boardman  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

**Deed of Personal Representative**

I, Judy Keenan-Weston, the duly appointed, qualified, and acting Personal Representative of the Estate of Lois Lee Gambrell, Klamath County Circuit Court Case No. 17PB05212, conveys to Judy Keenan-Weston and Brenda Duffy, each having an undivided one half interest, all that real property situated in Klamath County, Oregon, described as follows:

**See attached Exhibit A**

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$157,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals

Dated this 22<sup>nd</sup> day of June, 2018.

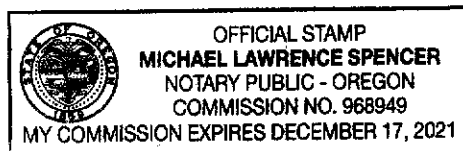
*Judy K. Keenan-Weston*  
Judy Keenan-Weston, Personal Representative of the Estate of Lois Lee Gambrell

STATE OF OREGON )

) ss.

County of Klamath )

On the 22<sup>nd</sup> day of June, 2018, personally appeared the above named personal representative, and acknowledged the above instrument to be her voluntary act and deed as Personal Representative of the Lois Lee Gambrell Estate.



*[Signature]*  
Notary Public for Oregon

My Commission Expires: 12-17-2021

## Exhibit A

Starting at the Southeast corner of Section 36, Township 36 South, Range 9 East of the Willamette Meridian, thence North 0 degrees 14' East 33.8 feet; thence North 89 degrees 52' West 848.5 feet to the true beginning point; thence North 89 degrees 52' West 146 feet; thence North 0 degrees 14' East 574.9 feet; thence South 89 degrees 57' East 146 feet; thence South 0 degrees 14' West 575.1 feet to the true point of beginning.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Preservations and recitals, including the terms and provisions thereof in Deed from Nellie W. Haldey, widow to Henry Semon et ux, dated February 2, 1934, recorded February 8, 1934 in Deed Volume 102 at page 326. (3) Easement, including the terms and provisions thereof, dated November 22, 1957, granted to The California Oregon Power Company, a California corporation, recorded January 9, 1958 in Deed Volume 296 at page 562.