



THIS SPACE RESERVED FOR

2018-007724
Klamath County, Oregon
06/27/2018 01:34:00 PM
Fee: \$87.00

Grantor:
The Estate of Patricia W. Lohn

Grantee:
Jessica Reid
5808 Burgdorf Rd
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Jessica Reid
5808 Burgdorf Rd
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Jessica Reid
5808 Burgdorf Rd
Bonanza, OR 97623

File No. 234374AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 26 day of June, 2018, by and between Paul Fraley the duly appointed, qualified and acting personal representative of the estate of Patricia W. Lohn, deceased, hereinafter called the first party, and

Jessica Reid,

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 E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 NE1/4 of said Section19, said point being South 00° 14' 14" West 834.00 feet from the Northwest corner of the SE1/4 NE1/4 of said Section 19; thence South 00° 14' 14" West along the West line of the SE1/4 NE1/4 of said Section 19, 1143.37 feet to a 5/8 inch iron pin on the Northwesterly right of way line of the County Road; thence North 54° 41' 11" East along said line, 137.11 feet to a 5/8 inch iron pin; thence Northeasterly along said line on the arc of a curve to the left (Central Angle= 33° 30' 59" and Radius 470 feet) 274.94 feet to a 5/8 inch iron pin; thence North 21° 10' 12" East along said line 135.34 feet to a 5/8 iron pin; thence Northeasterly along said line on the arc of a curve to the right (Central Angle= 13° 05' 57" and radius 1250 feet) 285.78 feet to a 5/8 inch iron pin; thence North 34° 16' 09" East along said line 118.57 feet to a 5/8 inch iron pin; thence Northeasterly along said line on the arc of a curve to the left (Central Angle= 43° 14' 46" and radius 470 feet) 354.75 feet to a 5/8 inch iron pin; thence North 8° 58' 37" West along said line 60.66 feet to a 5/8 inch iron pin; thence South 87° 38' 41" West 588.86 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$229,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 26 day of June, 2018

Paul Fraley
Paul Fraley, Personal Representative for the Estate of
Patricia W. Lohn, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 26, 2018

by Paul Fraley as Personal Representative for the Estate of Patricia W. Lohn.

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 10/19/19

