

2018-008707

Klamath County, Oregon



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07/23/2018 11:40:06 AM

Fee: \$92.00

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RETURN TO:	MAIL TAX STATEMENTS:
Richard Fairclo, Attorney	David B. Lewis
409 Pine Street, Suite 209	20631 63 rd Place
Klamath Falls, OR 97601	Snohomish WA 98290

- PERSONAL REPRESENTATIVE DEED -

DAVID B. LEWIS, the duly appointed, qualified and acting Personal Representative of the Estate of DANIEL G. LEWIS, Klamath County Circuit Court Case No. 17PB09623, hereinafter called the first party, and David B. Lewis, hereinafter called the second party,

WITNESSETH:

For value received and the consideration herein 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:

The following-described real property in Klamath County, Oregon:

Property known as Lot 28 and those portions of Lots 33 and 34 of FIRST ADDITION TO ALGOMA, OREGON, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described on the attached Exhibit "A" including manufactured home, 1995 Fugua HT, VID 13872.

TAX ACCOUNT NO'S: #R-601183; # R378861; # R376998; and # M882252.

The true and actual consideration for this transfer is One Dollar and according to the WILL OF DAVID B. LEWIS and the testate laws of the State of Oregon and according to the Order of the Probate Court, Klamath County, Oregon, Circuit Court, Case No. 17PB09623.

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.

Dated this 21 day of July, 2018.

David Lettice

STATE OF WASHINGTON]
County of Snohomish] ss.

Personally appeared before me this 21 day of July, 2018, the above named DAVID B. LEWIS, as Personal Representative for the Estate of DANIEL G. LEWIS and acknowledged the foregoing instrument to be his voluntary act and deed.

John K. Maul

Notary Public for Washington
My Commission expires: 7/24/18

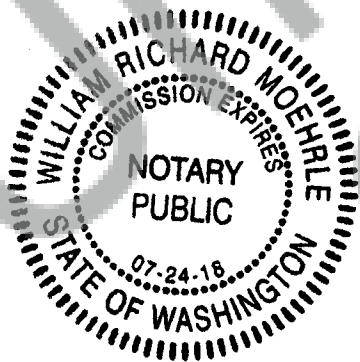


EXHIBIT 'A'

File No. 219321AM

All of Lot 35 and a portion of Lot 34 in First Addition to Algoma, Oregon situate in Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Note: See Sheet No. 1 and No. 2, First Addition to Algoma, Oregon 7-146-T. Bearing based as per plat record, described as follows:

Beginning at a 1/2" iron pin found for Northwest corner of Lot 35 also East right-of-way of Simpson St. Thence East 329.1' to 1/2" iron pipe found for the Northeast corner of Lot 35: thence continuing East 574.9 feet to a 5/8" iron rebar set in old N.S. fence line. Thence S0°12' East 260.0 feet along said fence line set 5/8" iron rebar. Thence West 904.9 feet and parallel to North line and set 5/8" iron rebar with sur cap marked P.L.S. Lic. 347 ORE. Thence North along East right-of-way of Simpson St. to point of beginning.

Lot 28 and those portions of Lots 33 and 34 of FIRST ADDITION TO ALGOMA, OREGON, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 34 which bears South a distance of 145.0 feet from the Southwesterly corner of Lot 35, said subdivision, said point being on the East line of Simpson Street; thence East a distance of 904.9 feet to a point on the East line of said Lot 34; thence South 0°12' East along the East line of said Lot 34 a distance of 1103.10 feet to the Southeast corner thereof; thence South 89°52' West along the South lines of said Lots 34 and 33 a distance of 1150.6 feet to the Southeast corner of parcel described in Deed Volume M-76, page 12378, microfilm records of Klamath County, Oregon; thence North along the East line of said parcel a distance of 752.55 feet to the South line of Orchard Avenue (now vacated); thence East along said South line a distance of 245.0 feet to its intersection with the East line of vacated portion of Simpson Street; thence North along said East line a distance of 355.4 feet, more or less to the point of beginning. ALSO those portions of vacated Orchard Ave. and Simpson Street abutting the above described parcel and lying between Lot 28 and Lots 33 and 34.