



2018-013741

Klamath County, Oregon

11/09/2018 03:54:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor:

The Estate of Nena May Ohles Parks

Grantee:

Amanda Rose Todd

1921 Oriindale Rd

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Amanda Rose Todd

same as above

Until a change is requested all tax statements  
shall be sent to the following address:

Amanda Rose Todd

same as above

File No. 247267AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9 day of November, 2018, by and between

**Marilyn Dougherty** the duly appointed, qualified and acting personal representative of the estate of **Nena May Ohles Parks**, deceased, Probate Case No. 1300987CV, filed in Klamath County,

hereinafter called the first party, and

**Amanda Rose Todd,**

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:

**The SE1/4 of the NE1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**Excepting therefrom all that portion conveyed to the State of Oregon by and through its State Highway Commission recorded October 25, 1968, in Volume M68, page 9593.**

**Also excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission recorded July 2, 1969 in Volume M69, page 5758 and rerecorded August 4, 1969 in Volume M69, page 6699.**

**Also excepting therefrom all that portion conveyed to Richard Geary et. al. recorded October 26, 1989 in Volume M89, page 20538.**

**Also excepting therefrom all that portion conveyed to the State of Oregon by and through its Department of Transportation, recorded July 2, 2004 in Volume M04, page 35266.**

**Also excepting therefrom all that portion lying within Orindale Road.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$158,000.00. 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.

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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 9 day of November, 2018

Marilyn Dougherty PR  
Personal Representative for the Estate of  
Nena May Ohles Parks, Deceased.

STATE of Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on November 9, 2018  
by Marilyn Dougherty as Personal Representative for the Estate of Nena May Ohles Parks.

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

