



THIS SPACE RESERVED FOR

2018-011519
Klamath County, Oregon
09/21/2018 12:41:01 PM
Fee: \$92.00

Grantor:
Estate of Carole Mae Combs
514 Walnut Ave.
Klamath Falls, OR 97601

Grantee:
Amy Davis
360 Richmond Ave. SE
Salem, OR 97301

2018-014624
Klamath County, Oregon
12/05/2018 03:51:01 PM
Fee: \$97.00

AFTER RECORDING RETURN TO:
Amy Davis
360 Richmond Ave. SE
Salem, OR 97301

Until a change is requested all tax statements
shall be sent to the following address:
Amy Davis
360 Richmond Ave. SE
Salem, OR 97301

**Re recorded at the request of AmeriTitle to correct the
Legal Description. Previously recorded in 2018-011519.

File No. 258788AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 17 day of September, 2018, by and between

Jon V. Combs the duly appointed, qualified and acting Personal Representative of the Estate of Carole Mae Combs, and Melvin D. Ferguson as attorney for the Estate of Carole Mae Combs,

hereinafter called the first party, and

Amy Davis,

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 parcel of land in NE1/4 of SE1/4, Section 13 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Also lies in East portion of West Klamath Subdivision that has been vacated by order vacating property recorded May 18, 1922 in Volume 101 page 101, more particularly described as follows:~~

~~Beginning at a 5/8" iron pin located South 0°11' West 600.14 feet along East line of Section 13 to iron pin which is also the Southeast corner of the vacated portion of West Klamath Subdivision; thence South 65°28' West 173.44 feet to an iron pin (Record = South 65°31' West 173.44). Thence North 24°29' West 180.00 feet to an iron pin (Recorded = North 24°29' West 180.0 feet). Thence North 65°28' East 5.23 feet to an iron pin; thence North 16°25' West 420.0 feet to an iron pin (Record = North 16°24' West). this also was center line of 2nd Avenue of West Klamath Subdivision which has been vacated. Thence North 73°26' East 363.0 feet (Record = North 73°36' East) along said center line to point of beginning.~~

The true and actual consideration paid for this transfer, stated in terms of dollars is \$75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

2018-2019 Real Property Taxes, a lien not yet due and payable.

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.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in NE1/4 of SE1/4, Section 13 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Also lies in East portion of West Klamath Subdivision that has been vacated by order vacating property recorded May 18, 1932 in Volume 101 page 101, more particularly described as follows:

Beginning at a 5/8" iron pin located South 0°11' West 98.46 feet from the East 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Thence South 0°11' West 600.14 feet along East line of Section 13 to iron pin which is also the Southeast corner of the vacated portion of West Klamath Subdivision; thence South 65°28' West 173.44 feet to an iron pin (Record = South 65°31' West 173.44 feet). Thence North 24°29' West 180.00 feet to an iron pin (Recorded = North 24°29' West 180.0 feet). Thence North 65°28' East 5.23 feet to an iron pin; thence North 16°25' West 420.0 feet to an iron pin (Record = North 16°24' West). this also was center line of 2nd Avenue of West Klamath Subdivision which has been vacated. Thence North 73°26' East 363.0 feet (Record = North 73°36' East) along said center line to point of beginning.

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 20 day of September, 2018

Jon V. Combs
Jon V. Combs Personal Representative for the Estate of
Carole Mae Combs

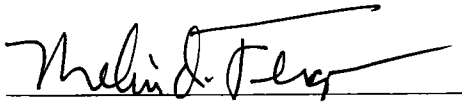
STATE of NY, County of Washoe

This instrument was acknowledged before me on Sept. 20, 2018
by Jon V. Combs as Personal Representative for the Estate of Carole Mae Combs.

Kerri C. Schultz
Notary Public for NY
My commission expires 11-12-20



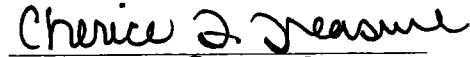
Executed this 18 day of September, 2018



Melvin D. Ferguson, as attorney for the Estate of
Carole Mae Combs

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on September 18, 2018
by Melvin D. Ferguson, ~~Representative~~ ^{Attorney} for the Estate of Carole Mae Combs.



Notary Public for Oregon
My commission expires 5-24-2020

