



THIS SPACE RESERVED FOR

2018-014728
Klamath County, Oregon
12/07/2018 03:27:01 PM
Fee: \$87.00

Grantor:
Estate of Richard o. Mason c/o Scott MacArthur
125 S. 6th St
Klamath Falls, OR 97601

Grantee:
Todd Freid
4502 Selma Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Todd Freid
4502 Selma Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Todd Freid
4502 Selma Street
Klamath Falls, OR 97603

File No. 268579AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 6th day of December, 2018, by and between
Scott D. MacArthur the duly appointed, qualified and acting personal representative of the estate of Richard O. Mason, deceased, Probate Case No.18PB06248 , filed in Klamath County, hereinafter called the first party, and
Todd Freid,

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 in the NE1/4NW1/4SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

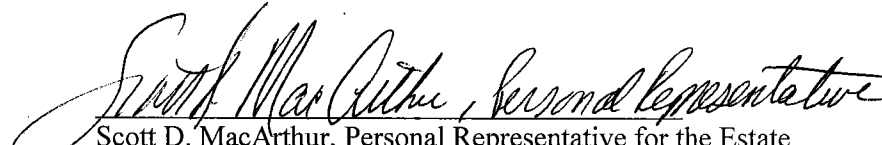
Beginning at an iron pin at the 1/4 section corner common to Sections 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°46' East 277.5 feet and South 89°13 1/2' East 392.4 feet along the Southerly boundary of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, to the Northwest corner of said NE1/4NW1/4SW1/4 of said Section 14; thence South along the West boundary of same distance of 30.0 feet to the South boundary of Summers Heights and the true point of beginning; thence continuing South along said boundary a distance of 100.0 feet; thence East 100.0 feet and parallel with the North boundary; thence North 100.0 feet; thence West 100.0 feet to the true point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$155,000.00. 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.

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.

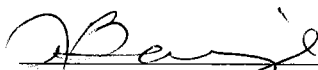
Executed this 6th day of December, 2018


Scott D. MacArthur, Personal Representative for the Estate
of

Richard O. Mason, Deceased.

STATE of Oregon
County of Klamath) ss.

This instrument was acknowledged before me on 12/6, 2018 by Scott D. MacArthur as Personal Representative for the Estate of Richard O. Mason.


Notary Public for Oregon
My commission expires 10/23/2022

