

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Shane Watley and Cheri Duncan
9111 Shady Pine Road
Klamath Falls, OR 97601

Grantor:

Mikayla G. Keiffer, Personal Representative
of the Estate of Scott Allen Keiffer
7495 SE Division Street
Portland, OR 97206

Grantee:

Shane Watley and Cheri Duncan
9111 Shady Pine Road
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

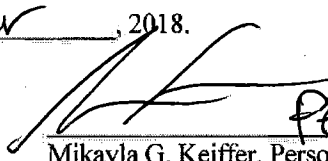
Mikayla G. Keiffer, Personal Representative of the Estate of Scott Allen Keiffer, deceased (Klamath County Circuit Court Case No. 1401622CV), Grantor, conveys to Shane Watley and Cheri Duncan, tenants by the entirety, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached to and incorporated by this reference.

HP The true and actual consideration for this conveyance is ^{\$195,000.} ~~\$185,000.00.~~

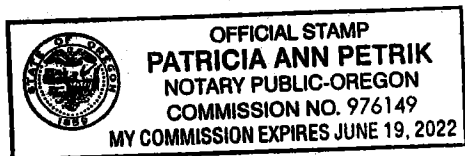
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 10 day of December, 2018.


Personal Representative
Mikayla G. Keiffer, Personal Representative of the
Estate of Scott Allen Keiffer, deceased.

STATE OF Oregon)
County of Maitnapmah) ss.

Personally appeared on 10 day of December, 2018, Mikayla G. Keiffer, Personal Representative of the Estate of Scott Allen Keiffer, deceased, and acknowledged the foregoing to be her true act and deed. Before me:



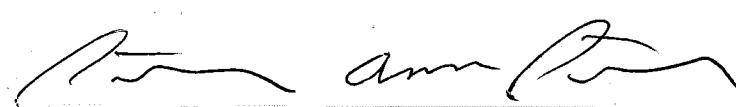

Notary Public for Oregon
My commission expires: 6-19-22

EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 135 feet of Lot 3 in Block 1 of BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting a strip of land 15 feet wide along the Northern edge for road, more particularly described as follows:

Beginning at the Southwest corner of said Lot and Block above described, thence Northerly 150 feet, along the West boundary of said Lot; thence due East 135 feet; thence South 0 degrees 19' West 150 feet to the South boundary of said Lot 3; thence due West 135 feet to the point of beginning.

ALSO a strip of land 20 feet by 150 feet adjacent to the Easterly boundary of the West half of Lot 3 in Block 1 of BEVERLY HEIGHTS, more particularly described as follows:

Beginning at the middle point of the Southerly line of Lot 3, Block 1 of BEVERLY HEIGHTS, Klamath County, Oregon, thence North 0 degrees 19' East a distance of 150 feet, thence due East a distance of 20 feet, thence South 0 degrees 19' West a distance of 150 feet, thence due West a distance of 20 feet along the Southerly line of said Lot 3, Block 1 to the place of beginning.