



03/07/2019 10:06:06 AM

Fee: \$92.00

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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Angelleah G. Holliday
6087 Holliday Road
Klamath Falls, OR 97601

Grantor:

Angelleah G. Holliday, Personal Representative
of the Estate of Mark Holliday
6087 Holliday Road
Klamath Falls, OR 97601

Grantee:

Angelleah G. Holliday
6087 Holliday Road
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE


Angelleah G. Holliday, Personal Representative of the Estate of Mark Holliday, deceased (Klamath County Circuit Court Case No. 17PB08353), Grantor, conveys to Angelleah G. Holliday, Grantee, the following described real property located in County, Oregon:

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

The true and actual consideration for this conveyance is estate distribution.

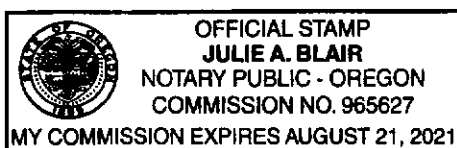
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 OWNERWS, 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 4 day of March, 2019.


Angelleah G. Holliday, Personal Representative of the
Estate of Mark Holliday, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Angelleah G. Holliday, Personal Representative of the Estate of Mark Holliday, deceased, on this 4 day of March, 2019, and acknowledged the foregoing to be his true act and deed.
Before me:



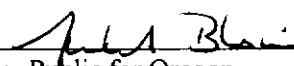

Notary Public for Oregon
My commission expires: 8/21/2021

Exhibit A

Real property located in Klamath County consisting of the following parcels and described as follows:

Parcel 1: The SE1/4 NW1/4; the SW1/2 NE1/4 and the S1/2, Section 11, lying South of the Balsam Drive; the SW1/4 NW1/4, Section 11, Township 39 South, Range 8 East of the Willamette Meridian, the W1/2 SW1/4, Section 12; the NE1/4 NE1/4, Section 14, all in Township 39 South, Range 8 East of the Willamette Meridian, excepting 1/2 acre conveyed to Howard L. Holliday by deed dated January 3, 1957 and recorded in Book 389, Page 339, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING from the above-described lands the following described portions thereof:

1. That portion conveyed to Klamath County for highway purposes as described in deed recorded on page 338 of Volume 60 of Deed Records of Klamath County, Oregon.
2. That portion described in deed to W.D. Miller Construction Company by deed recorded on page 377 of Volume 104 of Deed Records of Klamath County, Oregon.
3. Portions of the SW1/4 NW1/4, Section 11, Township 39 South, Range 8 East of the Willamette Meridian, conveyed to the state of Oregon by and through its State Highway Commission, by deeds recorded January 8, 1948, page 364 of Volume 215 of Deed Records of Klamath County, Oregon and recorded on December 22, 1942, on page 38 of Volume 152 of Deed Records of Klamath County, Oregon and recorded on July 11, 1967 in Volume M67, page 5215 of Deed Records of Klamath County, Oregon.
4. Excepting the spring now serving domestic water to the home of C.L. Holliday and Margaret C. Holliday and the home of Howard L. Holliday, with the right to file for water thereon and to conduct water therefrom to said homes.
5. Less portions sold to State of Oregon for gravel pit stockpile site.

Tax Lot #3908-00000-2100
Tax Lot #3908-011B0-00600
Tax Lot #3908-01400-00100
Tax Lot #3908-012C0-00900

Parcel 2: Portion of N1/2 NW1/4, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, lying North and West of state highway. EXCEPT THEREFROM beginning at a point South 89° 0' West 172.2 feet from the Northeast Corner of the SE1/4 NW1/4, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, and running thence North 40° 25' West 179.5 feet; thence South 61° 58' West 229.2 feet; thence South 25° 46' East 190 feet; thence North 69° 00' East 225.7 feet to the place of beginning.

Tax Lot #3908-01300-00300
Tax Lot #3908-01300-00400

Parcel 3: A piece or parcel of land containing 0.5 acres and situate in the SW1/4 NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at an iron pin driven in the ground, from which an iron pipe driven in the ground at the Northeast corner of the SE1/4 NW1/4 of said Section 13 bears North 69° 22.5' East, 1686.3 feet, and running thence South 56° 55.5' East 130.4 feet, more or less, to a pint in the line marking the Westerly boundary of the right of way of the Klamath Falls – Ashland Highway as the same is now located and constructed; thence South 19° 06' West along said right of way line 141.00 feet; thence North 55° 15' West 201.6 feet to an iron pin driven one foot below the surface of the ground; thence North 48° 53' East, 136.1 feet to the said point of beginning.

Tax Lot #3908-01300-00700

Parcel 4: A piece or parcel of land situated in the SE1/4 NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of the SE1/4 NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Northerly right of way line of the Klamath Falls – Ashland Highway (State Hwy #66), saving and excepting that portion of land deed to Alan L. Holliday, by deed recorded at Volume 129, Page 39, Deed Records of Klamath County, Oregon.

Tax Lot #3908-01300-00800

Parcel 5: That portion of the NW1/4 and the SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian lying between the Old Green Springs Highway and the Klamath Falls – Ashland Highway described as follows:

Beginning at the Northwest Corner of the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian; thence N 01°30'10" W 52.45 feet to a point on the Old Green Springs Highway; thence South 60°31'11" West 1386.85 feet to the true point of beginning; thence South 55°17'04" E 129.58 feet; thence South 04°07'03" West 645.79 feet; thence South 45°43'02" East 512.28 feet; thence North 54°45'18" West 185.00 feet; thence along the Southeasterly right of way line of the Old Green Springs Highway to the point of beginning. (Klamath County Survey #1421)

AND ALSO

That portion of the NW1/4 SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, lying North of the Old Green Springs Highway, saving and excepting the following described parcels: Beginning at a point 567.5 feet Northerly from the Northwest corner of the SW1/4 SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian and running thence Northerly along the section line between Sections 13 and 14, 427.0 feet, thence North 76°26' East 96.1 feet; thence South 40°07' East 703.5 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 49°53' West 350.3 feet; thence North 40° West 411.8 feet to the point of beginning and lying in the NW1/4 SW1/4 of said Section 13, Township 39 South, Range 8 East of the Willamette Meridian,

Excepting therefrom that portion conveyed to the State of Oregon in instrument recorded June 19, 1989, in Volume M89, page 10841, Microfilm Records of Klamath County, Oregon.

Also excepting therefrom: Beginning at a point 42.8 feet Northerly from the Northwest corner of the SW1/4 SW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, said point being on the Northerly right of way line of the Klamath Falls-Ashland Highway; running thence North 49°53' East 325 feet along said Northerly right of way line; thence North 40°07' West 411.8 feet to a point on the section line between Sections 13 and 14 in said Township and range; thence South along said section line 524.7 feet to the place of beginning.

Tax Lot #3908-01300-00600 (portion)

Tax Lot #3908-01300-01400

Tax Lot #3908-01300-01500

Parcel 6: SW1/4 NW1/4 lying Northerly of the Old Green Springs Highway, EXCEPTING THEREFROM the following described property (Parcel 3 above):

A piece or parcel of land containing 0.5 acres and situate in the SW1/4 NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at an iron pin driven in the ground, from which an iron pipe driven in the ground at the Northeast corner of the SE1/4 NW1/4 of said Section 13 bears North 69° 22.5' East, 1686.3 feet, and running thence South 56° 55.5' East 130.4 feet, more or less, to a pint in the line marking the Westerly boundary of the right of way of the Klamath Falls – Ashland Highway as the same is now located and constructed; thence South 19° 06' West along said right of way line 141.00 feet; thence North 55° 15' West 201.6 feet to an iron pin driven one foot below the surface of the ground; thence North 48° 53' East, 136.1 feet to the said point of beginning.

Tax Lot #3908-01300-00600 (portion)

Tax Lot #3908-01300-00500