



THIS SPACE RESERVED FOR RECORD

2019-003499

Klamath County, Oregon

04/01/2019 12:08:01 PM

Fee: \$87.00

Grantor:
Estate of Leo Howard Burgett
12220 SW First Street
Beaverton, OR 97005

Grantee:
Prem Singh
6825 Fleming Ave.
Sacramento, CA 95828

AFTER RECORDING RETURN TO:
Prem Singh
6825 Fleming Ave.
Sacramento, CA 95828

Until a change is requested all tax statements
shall be sent to the following address:
Prem Singh
6825 Fleming Ave.
Sacramento, CA 95828

File No. 283817AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 25 day of March, 2019, by and between
Michael T. Davis the duly appointed, qualified and acting Personal Representative of the Estate of Leo
Howard Burgett, deceased, Probate Case No. 18PB07923, filed in Klamath County,
hereinafter called the first party, and

Prem Singh,

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 situated in Government Lot 1, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 89° 54' West a distance of 78.32 feet; North 23° 48' West a distance of 128.77 feet and North 73° 10' West a distance of 151.55 feet from the gas pipe monument on the Northwest corner of "Pelican City" subdivision, said gas pipe monument being North 89° 54' West a distance of 1995.5 feet from the Southeast corner of said Section 18; thence North 86° 13' 30" West along the Northerly line of a 20 foot roadway a distance of 57.90 feet to an iron pin; thence Northwesterly along the Northeasterly line of said roadway on a curve to the left a distance of 114 feet, more or less, to an iron pin (the long chord of said curve bears North 70° 36' 30" West a distance of 111.77 feet); thence North 9° 48' 30" West along the Easterly line of a roadway a distance of 208.40 feet to an iron pin; thence leaving said roadway at right angles thereto, North 80° 11' 30" East a distance of 52.00 feet to an iron pin; thence North 9° 48' 30" West a distance of 5.00 feet to an iron pin; thence North 80° 11' 30" East a distance of 111.60 feet; thence following the arc of a curved fence line to the right the following courses and distances:

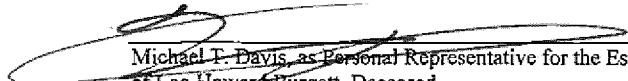
South 40° 09' East 37.35 feet; South 21° 33' East 64.7 feet; South 7° 03' East 65.78 feet; South 3° 58' West 72.4 feet; and South 13° 39' West 54.45 feet, more or less to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$90,000.00. 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 26th day of March, 2019


Michael T. Davis, as Personal Representative for the Estate
of Leo Howard Burgett, Deceased.

STATE of Oregon, County of Washington) ss.

This instrument was acknowledged before me on March 26, 2019

by Michael T. Davis as Personal Representative for the Estate of Leo Howard Burgett.


Notary Public for Oregon
My commission expires 11/15/19

