

2019-006697

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



06/14/2019 11:14:35 AM

Fee: \$92.00

GRANT'S NAME AND ADDRESS:

Donnajane Palmer, Personal Representative of
the Estate of Jane Martin
c/o Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Ronald Steven Berton
General Delivery
Sprague River, OR 97639

SEND TAX STATEMENTS TO:

Ronald Steven Berton
General Delivery
Sprague River, OR 97639

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13th day of June, 2019, by and between **DONNAJANE PALMER**, the duly appointed, qualified and acting personal representative of the estate of **JANE MARTIN**, deceased, hereinafter called the first party, and **RONALD STEVEN BERTON**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Jane Martin, Klamath County Circuit Court Case No. 19PB00996.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Donnajane Palmer PR

Donnajane Palmer,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13 day of June, 2019, by Donnajane Palmer, as personal representative of the Estate of Jane Martin.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-22

EXHIBIT "A"

Attached to and made a part of that certain Personal Representative's Deed
wherein Donnajane Palmer, Personal Representative of the Estate of Jane Martin is Grantor
and
Ronald Steven Berton is Grantee

PROPERTY DESCRIPTION

Parcels of land lying within Lot 14 in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 14,
Township 36 South, Range 10 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, more particularly described as
follows:

Beginning at a point which is 1980 feet South and 2253 feet East of the
Northwest corner of Section 14, Township 36 South, Range 10 East of the
Willamette Meridian; thence running South 100 feet; thence East 120 feet;
thence North 100 feet; thence West 120 feet to the place of beginning.

ALSO BEGINNING at a point which lies South along the Section line a
distance of 1980 feet, and East a distance of 2253 feet and South a
distance of 200 feet from the iron pin which marks the Northwest corner
of Section 14, Township 36 South, Range 10 East of the Willamette
Meridian, and running thence South 100 feet; thence East 120 feet; thence
North 100 feet; thence West 120 feet, more or less, to the point of
beginning.

ALSO BEGINNING at a point which lies South along the section line a
distance of 1980 feet, and East a distance of 2253 feet, and South a
distance of 100 feet from the iron pin which marks the Northwest corner
of Section 14, Township 36 South, Range 10 East of the Willamette
Meridian, and running thence South 100 feet; thence East 120 feet; thence
North 100 feet; thence West 120 feet, more or less, to the point of
beginning.

Property ID No.: 334365
Map Tax Lot No.: 3610-014 BD-06800