

2019-007416

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Matthew Waring Beddoe, Personal Representative
Of the Estate of Doreen Annette Beddoe
Klamath County Circuit Court Case No. 1404665CV
8705 Reeder Road
Klamath Falls, Oregon 97603



07/01/2019 03:15:36 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Mark Gregory Beddoe
8757 Reeder Road
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 1st day of July, 2019 by and between **Matthew Waring Beddoe, Personal Representative of the Estate of Doreen Annette Beddoe, deceased, Klamath County Circuit Court Case No. 1404665CV** hereinafter called the First Party and **Mark Gregory Beddoe**, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said 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, legally described as follows, to wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Government Lots 3 and 8, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, from which the West quarter corner of said Section bears North 0° 18'50" East 192.46 feet; thence North 89° 40' East 1195.84 feet; thence South parallel to the West line of the said Section, 729.36 feet; thence South 89° 40' West 1195.84 feet to the West line of the said Section; thence North 0° 18'50" along said Section line, 729.36 feet to the point of beginning.

Map Tax Lot: R-3910-02900-01500-000 Property ID:R601735

TOGETHER WITH a detitled mobile home located on the above-described real property bearing Serial No. 31910188V

TOGETHER WITH the irrigation equipment currently located on the said real property.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the

Returned at Counter

true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

IN WITNESS WHEREOF, the said First Party has executed this instrument the 1 day of July, 2019.


Matthew Waring Beddoe, Personal Representative of
the Estate of Doreen Annette Beddoe

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 1st day of July, 2019 by **Matthew Waring Beddoe, Personal Representative of the Estate of Doreen Annette Beddoe.**




Signature of Notarial Officer
My Commission Expires: 1-18-22