

811 NW 19th Ave, Suite 104  
Portland, OR 97209-1401

**2019-009411**  
Klamath County, Oregon  
08/16/2019 03:16:01 PM  
Fee: \$97.00

**AFTER RECORDING RETURN TO:**  
Gary Giarretto  
94770 Highway 101 S  
Yachats, OR 97498

**SEND TAX STATEMENTS TO:**  
Gary Giarretto  
94770 Highway 101 S  
Yachats, OR 97498

890786  
Vacant Land on Modoc Point Road, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PERSONAL REPRESENTATIVE'S DEED**

Leslie David Freeman, the duly appointed, qualified and acting personal representative of the estate of Robert C. Freeman, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **19PB05092**, Grantor, conveys to **Gary Giarretto**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

LEGAL DECRPTION ATTACHED HERETO AS EXHIBIT "A".

The true consideration for this conveyance is Twenty Four Thousand Four Hundred And No/100 Dollars (\$24,400.00).

**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.**

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# PERSONAL REPRESENTATIVE'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Robert C. Freeman, deceased

By: Leslie David Freeman  
Leslie David Freeman, Personal Representative

State of California

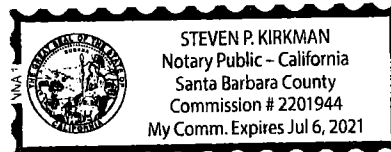
County of Santa Barbara

This instrument was subscribed and sworn before me on August 14, 2019 by Leslie David Freeman, who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Steven P. Kirkman

Notary Public - State of California

My Commission Expires: July 6, 2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of the Agency Lake Loop Road, said point being North 01° 39' 21" East 1005.08 feet and South 89° 47' 28" West 30.02 feet from the South ¼ corner of said Section 6; thence South 89° 47' 28" West 593.06 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Easterly right-of-way line of the Modoc Point Road; thence South 00° 15' 30" West along said right-of-way 237.66 feet to a 5/8" iron pin; thence North 89° 44' 16" East 587.28 feet to a 5/8" iron pin on the Westerly right-of-way line of said Agency Lake Loop Road; thence North 01° 39' 21" East 237.23 feet to the point of beginning, with bearings based on the survey map of Minor Land Partition No. 15-88. Property also described as Parcel 3 of Land Partition 15-88.

**Personal Representative's Deed  
(continued)  
EXHIBIT ""B""**

**Order No.: 314985**

- . The 2019-2020 Taxes: A lien not yet due or payable.
- . An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The California Oregon Power Company  
Recorded: September 27, 1939  
Volume: 124, page 511, Deed Records