

RECORDING REQUESTED BY:



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

**2019-009416**

Klamath County, Oregon

08/16/2019 03:26:01 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

224153  
37150 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 and Noreen 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:

The true consideration for this conveyance is No Dollars And No/100 Dollars (**\$225,600.00**).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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.**

92

# 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

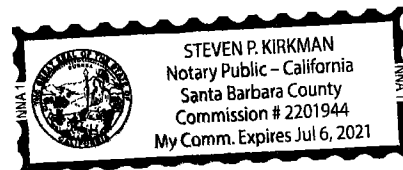
State of California \_\_\_\_\_

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**

The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; and,

The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## **EXHIBIT "B"**

### **EXCEPTIONS**

**Order No.: 314986**

- . The 2019-2020 Taxes: A lien not yet due or payable.
- . The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
- . Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Agency Lake, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Agency Lake.

All matters arising from any shifting in the course of Agency Lake including but not limited to accretion, reliction and avulsion.

- . 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: California Oregon Power Company, a California corporation

Recorded: May 3, 1924

Instrument No.: Volume 64, Page 76