



2019-010780

Klamath County, Oregon

09/16/2019 02:56:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
ESTATE OF ROSETTA E. HULL, DECEASED

Grantee:  
JAMES TYLER SIMINGTON

AFTER RECORDING RETURN TO:  
JAMES TYLER SIMINGTON

1830 Old Fort Rd  
Klamath Falls OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

JAMES TYLER SIMINGTON

same as above

File No. 308008AM

#### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27 day of AUGUST 2019, by and between  
TIMOTHY R. MCQUEARY, the duly appointed, qualified and acting personal  
representative of the estate of ROSETTA E. HULL deceased, Probate Case No. 18PB08753, filed in Klamath  
County,  
hereinafter called the first party, and

James Tyler Simington,

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:

Parcel 1 of Land Partition 35-92 situated in the NW1/4 of the SE1/4 of Section 22, Township 38 South,  
Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$215,000.00 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 27 day of August, 2019

Timothy R. McQuary PR  
Personal Representative for the Estate of  
ROSETTA E. HULL, Deceased.

STATE of OR, County of Linn) ss.

This instrument was acknowledged before me on August 27, 2019

by TIMOTHY R. MCQUEBARY as Personal Representative for the Estate of ROSETTA E. HULL

Kristi Stutzman  
Notary Public for Oregon  
My commission expires 10-18-22

