



2019-012478

Klamath County, Oregon

10/25/2019 08:48:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Rosemarie Bair Noonan

Grantee:

Travis W. Barker

9777 Tingley Lane

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Travis W. Barker

9777 Tingley Lane

Klamath Falls, OR 97603

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

Travis W. Barker

9777 Tingley Lane

Klamath Falls, OR 97603

File No. 322270AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 24th day of October, 2019, by and between
Michael P. Rudd the duly appointed, qualified and acting personal representative of the estate of
Rosemarie Bair Noonan, deceased, Probate Case No. 17PB01130, filed in Klamath County,
hereinafter called the first party, and

Travis W. Barker,

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:

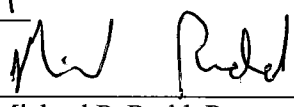
See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$395,000.00. 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.

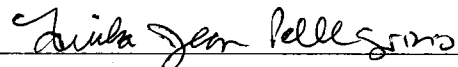
Executed this 24 day of October, 2019



Michael P. Rudd, Personal Representative for the Estate of
Rosemarie Bair Noonan, Deceased.

STATE of Oregon, County of Klamath

This instrument was acknowledged before me on October 24th, 2019 by Michael P. Rudd as Personal Representative for the Estate of Rosemarie Bair Noonan.



Notary Public for Oregon
My commission expires 11-19-2022

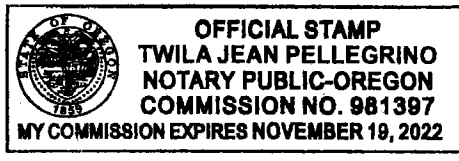


EXHIBIT 'A'

A tract of land situated in the Northwest Quarter of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South 00°13'13" East 60.00 feet from the Northwest corner of said Section 33; thence along the section line South 00°13'13" East 1286.72 feet to the Northwest corner of that tract of land described in Deed Volume M78 Page 29042, of the Klamath County Deed Records; thence North 88°59'47" East 498.68 feet to the 3/8 inch iron pipe as described in said M78-29042; thence, generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Deed Volume M74 Page 9920, of said Klamath County Deed Records (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North 89°11'30" East 1293.09 feet East (1292.76 by Deed) to a fence corner post, North 00°55'21" West (North 0°47' West by deed) 244.13 feet to a 1/2 inch iron pipe, North 10°41'39" East 342.07 feet (North 10°50' East 342.55 feet by deed) to a 1/2 inch iron pipe; thence North 448.37 feet; thence along the arc of a curve to the right, (radius point bears North 20°08'19" East 330.00 feet, central angle equals 27°58'36") 161.13 feet; thence along the arc of a curve to the left, (radius point bears South 48°06'55" West 270.00 feet, central angle equals 23°06'55") 108.93 feet; thence North 65°00'00" West 133.66 feet; thence along the arc of a curve to the left, (radius equals 270.00 feet, central angle equals 25°11'16") 118.70 feet to a point that is 60.00 feet Southerly of, when measured at right angles to, the North line of said Section 33; thence South 89°48'44" West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office.

EXCEPTING THEREFROM, the C-4K Lateral deeded to the U.S.B.R. and lands adjacent to said lateral deeded to Klamath Irrigation District by Deed Volume M77-23806 and M78-29044, of said Klamath County Deed Records.