

**2019-012717**

**Klamath County, Oregon**

**10/31/2019 08:12:03 AM**

**Fee: \$92.00**

Send Tax Statements to:  
Robert H. Brooks  
18198 Zella Court  
Los Gatos, Ca. 95033

After recording, return to:  
Ben Freudenberg, Attorney at Law  
600 N.W. 5<sup>th</sup> Street.  
Grants Pass, Or. 97526

### BARGAIN AND SALE DEED OF PERSONAL REPRESENTATIVE

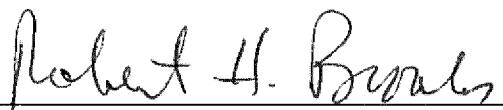
Robert H. Brooks, the duly appointed, qualified, and acting personal representative of the estate of Charmie C. Brooks, deceased, Jackson County Circuit Court Case no. 18PB04947 conveys to Richard Brooks and Robert H. Brooks, as tenants in common, all of the right, title and interest of the deceased at the time of death and all right, title and interest that the estate of the deceased has acquired by operation of law or otherwise acquired in that real property situated in Klamath County, Oregon, described as follows:

as set forth on Exhibit A attached hereto and incorporated herein.

The true and actual consideration for this conveyance stated in terms of dollars is none. However, the actual consideration is a distribution of real property per the General Judgment Approving Final Account entered in the above entitled case.

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.

DATE: October 25, 2019.

  
Robert H. Brooks, Personal Representative  
Estate of Charmie C. Brooks, Deceased

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

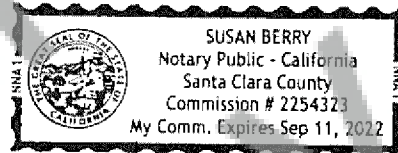
STATE OF CALIFORNIA  
COUNTY OF Santa Clara

On October 25, 2019, before me, Susan Berry, a Notary Public in and for the State of California, personally appeared Robert H. Brooks who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



**Exhibit**

Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 330 FEET SOUTH AND 279.16 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 137 FEET; THENCE SOUTH 274 FEET; THENCE NORTHWEST ALONG U.S.R.S. DITCH TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 203 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R541818

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