



After recording return to:
Charles D. Edwards
824 SW Clay St
Dallas, OR 97338

Until a change is requested all tax
statements shall be sent to:
Charles D. Edwards
824 SW Clay St
Dallas, OR 97338

File No.: 7121-3366183 (KO)
Date: December 18, 2019

THIS SPACE RESERVED FOR RECORD

2019-014825

Klamath County, Oregon

12/20/2019 11:29:01 AM

Fee: \$92.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Eighteenth day of December, 2019** by and between **Charles D. Edwards** the duly appointed, qualified and acting personal representative of the estate of **Evelyn Almora Edwards**, deceased, under probate no. 19B05947, hereinafter called the first party and Charles D. Edwards, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

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

See Exhibit "A"

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$3,870.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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.

Dated this 19th day of December, 2019.
Estate of Evelyn Almora Edwards
By: Charles D. Edwards
Charles D. Edwards as Personal Representative

STATE OF Oregon)
)ss.
County of Polk)

This instrument was acknowledged before me on this 19th day December, 2019
by Charles D. Edwards, as personal representative of the estate of Evelyn Almora Edwards

Korrina Joy Osborn
Notary Public for Oregon

My Commission Expires: 12-17-22



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NW1/4 SW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the NW1/4 SW1/4 of Section 25; thence East along the North boundary line of the NW1/4 SW1/4 a distance of 193 feet to an iron post, which is the point of beginning; thence East along said boundary line for a distance of 230 feet to the intersection of the Dalles-California Highway right of way; thence Southwesterly along said Highway right of way, for a distance of 108 feet; thence Northwesterly for a distance of 200 feet to the intersection of the North boundary line of the NW1/4 SW1/4 which is the point of beginning.