



2020-000373

Klamath County, Oregon

01/10/2020 10:46:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Keith Eugene Allen

2770 Nile St.

Klamath Falls, OR 97603

Grantee:

Donald G. Monroe, Jr. and Allison M. Monroe

2770 Nile St.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Donald G. Monroe, Jr. and Allison M. Monroe

2770 Nile St.

Klamath Falls, OR 97603

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

Donald G. Monroe, Jr. and Allison M. Monroe

2770 Nile St.

Klamath Falls, OR 97603

File No.

337263AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8 day of January, 2020, by and between
Mellisa M. Case and Neva M. Rosenow, the duly appointed, qualified and acting personal
representatives of the Estate of Keith Eugene Allen, deceased, Probate Case No. 19PB06070, filed in Klamath
County,
hereinafter called the first party, and

Donald Monroe Jr. and Allison Monroe, as Tenants by the Entirety,

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 2 of Land Partition 6-02 being a replat of Parcels 1 and 2 of "Land Partition 36-01", Parcel 2 of
"Minor Land Partition 46-91" and Parcel 3 of "Land Partition 10-95" as adjusted by "Property Line
Adjustment 40-96", situated in the SW1/4 SW1/4 of Section 1, Township 39 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 \$329,000.00. 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 8 day of January, 2020

Mellisa M. Case

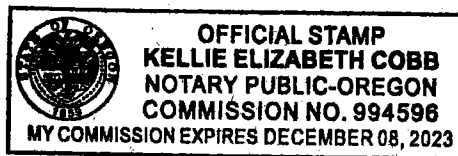
Mellisa M. Case, Personal Representative for the Estate of
Keith Eugene Allen, Deceased.

STATE of Oregon, County of Clatsop) ss.

This instrument was acknowledged before me on January 8, 2020

by Mellisa M. Case as Personal Representative for the Estate of Keith Eugene Allen.

Kellie Elizabeth Cobb
Notary Public for Oregon
My commission expires 12/18/2023



Executed this _____ day of _____, 20____

Neva M. Rosenow, Personal Representative for the Estate
of Keith Eugene Allen, Deceased.

STATE of _____, County of _____) ss.

This instrument was acknowledged before me on _____, 20____

by Neva M. Rosenow as Personal Representative for the Estate of Keith Eugene Allen.

Notary Public for _____
My commission expires _____

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 _____ day of _____, 20____

Mellisa M. Case, Personal Representative for the Estate of
Keith Eugene Allen, Deceased.

STATE of _____, County of _____) ss.

This instrument was acknowledged before me on _____, 20____

by **Mellisa M. Case as Personal Representative for the Estate of Keith Eugene Allen.**

Notary Public for _____

My commission expires _____

Executed this 8 day of January, 2020

Neva M. Rosenow, Personal Representative for the Estate
of Keith Eugene Allen, Deceased.

STATE of California, County of Stanislaus) ss.

This instrument was acknowledged before me on January 8, 2020

by **Neva M. Rosenow as Personal Representative for the Estate of Keith Eugene Allen.**

Notary Public for the State of California
My commission expires 9-22-21

