



2020-001316

Klamath County, Oregon

01/31/2020 02:33:07 PM

Fee: \$87.00

After recording, mail to:

ACD Properties, LLC
1949 Main Street, No. 30
Klamath Falls, OR 97601

Send tax statements to:

ACD Properties, LLC
1949 Main Street, No. 30
Klamath Falls, OR 97601

PERSONAL REPRESENTATIVE DEED

Melvin D. Ferguson, Personal Representative of the Estate of Roy Marshall Agard, deceased, under Klamath County Circuit Court Case No. 16PB07492, Grantor, conveys to ACD Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Beginning at a point South 89°18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence North 0°42' East a distance of 129.45 feet; thence South 89°18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0°42' West a distance of 118.3 feet; thence North 89°18' West a distance of 42.6 feet to the point of beginning, all lying in the S1/2 of the SE1/4 of the SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Account No.: R374400

Map No.: R-3809-028CD-13900-000

Commonly known as 2027 Main Street, Klamath Falls, Oregon

The property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$30,000.

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.

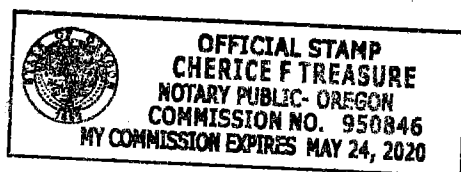
Dated this 30th day of January, 2020.

Estate of Roy Marshall Agard

By: Melvin D. Ferguson
Melvin D. Ferguson, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Melvin D. Ferguson, Personal Representative for the Estate of Roy Marshall Agard and acknowledged the foregoing instrument to be his voluntary act. Before me this 30 day of January, 2020.



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 5.24.2020