



After recording return to:  
DRG Wholesale Properties LLC  
PO Box 892  
Aurora, OR 97002

Until a change is requested all tax  
statements shall be sent to:  
DRG Wholesale Properties LLC  
PO Box 892  
Aurora, OR 97002

File No.: 7064-3369905 (SNB)

Date: January 22, 2020

34229 AM

THIS SPACE RESERVED FOR RECORD

2020-001473

Klamath County, Oregon

02/05/2020 12:04:01 PM

Fee: \$87.00

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **Twenty-second day of January, 2020** by and between **Ronald L. Sperry, III** the duly appointed, qualified and acting personal representative of the estate of **Beverly M. Andrade aka Beverly Mary Andrade-Conn**, deceased, hereinafter called the first party and **DRG Wholesale Properties LLC, an Oregon Limited Liability Company**, 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:

**The East 165 feet of Lot 122 and the North 20 feet of the East 165 feet of Lot 121, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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 **\$115,000.00**.

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.

APN:

Personal Representative's Deed  
- continued

File No.: **7064-3369905 (SNB)**  
Date: **January 22, 2020**

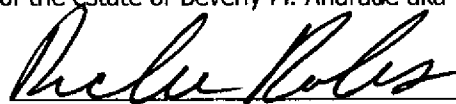
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 3<sup>rd</sup> day of February, 2020.  
Beverly M. Andrade aka Beverly Mary Andrade-Conn

By:   
Ronald L. Sperry, III as Personal Representative

STATE OF Oregon )  
 )ss.  
County of douglas )

This instrument was acknowledged before me on this 3 day February, 2020  
by Ronald L. Sperry, III, as personal representative of the estate of Beverly M. Andrade aka Beverly Mary Andrade-Conn



Notary Public for Oregon  
My Commission Expires: 8/24/2020

