



2020-001642

Klamath County, Oregon

02/10/2020 01:56:04 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor:

Estate of Oletta Cecile Spears

Grantee:

Angelleah Holliday

6087 Holliday Road

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Angelleah Holliday

6087 Holliday Road

Klamath Falls, OR 97601

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

Angelleah Holliday

6087 Holliday Road

Klamath Falls, OR 97601

File No. 344806AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 7 day of February, 2020, by and between
Cathy Palacios the duly appointed, qualified and acting personal representative of the estate of
Oletta Cecile Spears, deceased, Probate Case No. 19PB08271, filed in Klamath County,
hereinafter called the first party, and **Angelleah Holliday**, 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:

Beginning at an iron pipe which is South 89°08' West 372.2 feet from the Northeast corner of the SE1/4 of the NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, thence North 40°25' West 179.5 feet to an iron pipe; thence South 61°58' West 229.2 feet to an iron pipe; thence South 25°46' East 190.0 feet to an iron pipe; thence North 59°00' East 275.7 feet to the place of beginning, lying in the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING the following described property:

Beginning at an iron pipe which is South 89°08' West 372.2 feet from the Northeast corner of the SE1/4 of the NW1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, ; thence North 40°25' West a distance of 179.5 feet to an iron pipe; thence South 61°58' West 75 feet; thence Southeasterly to a point which is South 59°00' West a distance of 110 feet from the place of beginning; thence North 59°00' East a distance of 110 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$50,850.00. 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.

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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 7 day of February, 2020

Cathy Palacios P.R.
Cathy Palacios, Personal Representative for the Estate of
Oletta Cecile Spears, Deceased.

STATE of Oregon, County of Multnomah, ss.

This instrument was acknowledged before me on February 7, 2020

by Cathy Palacios as Personal Representative for the Estate of Oletta Cecile Spears.

[Signature]
Notary Public for Oregon
My commission expires 6-19-22

