


347988 AM

2020-002570

Klamath County, Oregon

03/02/2020 11:26:24 AM

Fee: \$87.00

After recording, mail to:

Bradford J. Aspell
122 S. 5th Street
Klamath Falls, Oregon 97601

Send tax statements to:

Bradford J. Aspell
122 S. 5th Street
Klamath Falls, Oregon 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 Bradford J. Aspell, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Part of W 1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the South line of the NE 1/4 of said Section 32 from which the quarter corner common to Sections 32 and 33 bears North 89° 34' East 882 feet distant; thence running South 89° 34' West a distance of 120 feet to a point; thence North 0° 06' East 1,008.65 feet to a point on the Southerly line of the Ashland-Klamath Falls Highway; thence along said Southerly line of the Ashland-Klamath Falls Highway North 72° 21' East to a point thereon which is on a line extending North 0° 06' East from the point of beginning; thence South 0° 06' West to the point of beginning.

Tax Account No. R501807
Map No. R-3908-03240-02700-000

Commonly known as 12440 Highway 66, Klamath Falls, Oregon

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

The true consideration for this conveyance is \$5,000.

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.

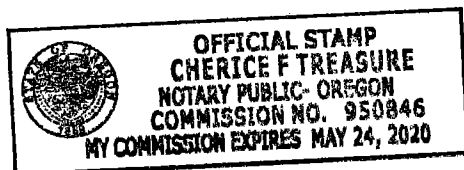
Dated this 21st day of February, 2020.

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 21st day of February, 2020.



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