

2020-003234

Klamath County, Oregon



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03/16/2020 03:21:22 PM

Fee: \$92.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Marilyn S. Hagerty and Beverly G. Prescott
28605 Transformer Road
Malin, OR 97632

Grantor:

Marilyn Hagerty and Beverly Prescott,
Co-Personal Representatives
of the Estate of Kenneth H. Duncan
28605 Transformer Road
Malin, OR 97632

Grantees:

Marilyn S. Hagerty
28605 Transformer Road
Malin, OR 97632

Beverly G. Prescott
P.O. Box 493
Malin, OR 97632

DEED OF PERSONAL REPRESENTATIVE

Marilyn S. Hagerty and Beverly G. Prescott, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased (Klamath County Circuit Court Case No. 19PB06895), Grantor, conveys to Marilyn S. Hagerty and Beverly G. Prescott, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon:

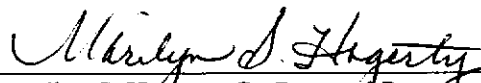
See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

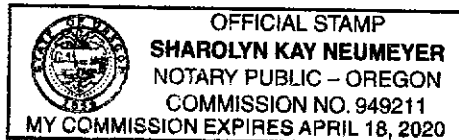
Dated this 11 day of March, 2020.



Marilyn S. Hagerty, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased

STATE OF Oregon
County of Klamath) ss.

Personally appeared, Marilyn S. Hagerty, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased, on this 11th day of March, 2020, and acknowledged the foregoing to be his true act and deed. Before me:





Notary Public for Oregon

My commission expires: April 18, 2020

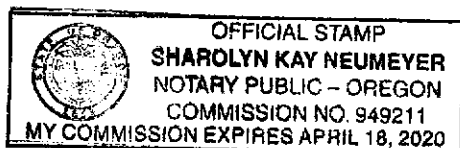
Dated this 11th day of March, 2020.

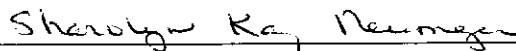


Beverly G. Prescott, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased

STATE OF Oregon
County of Klamath) ss.

Personally appeared, Beverly S. Prescott, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased, on this ____ day of March, 2020, and acknowledged the foregoing to be his true act and deed. Before me:





Notary Public for Oregon

My commission expires: April 18, 2020

Exhibit A

Real property located at 2309 S. Malin Road in Malin, Oregon, more particularly described as follows:

Beginning on the Section line at a point 600 feet North of the Southeast corner of Section 16, Township 41 South, Range 12 East, Willamette Meridian; thence North on the Section line to the Southeast corner of premises described in deed from Fred Spolek to Bloody Point, Post No. 6147 of Veterans of Foreign Wars, recorded March 7, 1947, in Book 203, page 211, Deed Records of Klamath County, Oregon, which point is 110 feet South of the Northeast corner of the SE1/4SE1/4 of said Section 16; thence West along the South line of said premises 228 feet to the Southwest corner thereof; thence North along the West line of said premises to the Northwest corner thereof; thence West to the Northwest corner of Government Lot 10 of said Section 16; thence continuing West 347 feet, more or less, along the South line of premises described in deed from Katie Spolek to George L. Spolek, et ux., recorded in Book 115, page 9, to the Southerly line of the Depot Road; thence Southwesterly along said road line to the Northeast corner of premises described in deed from Katie Spolek to Clifford D. King, et ux., recorded November 10, 1942, in Book 151, page 122, deed records of Klamath County, Oregon; thence South to the Southeast corner of said King premises; thence West 690.5 feet, more or less, to the Southwest corner of premises described in deed from Fred Spolek to James E. Rogers, et ux., recorded March 24, 1947, in Book 204, page 55, Deed records of Klamath County, Oregon, thence North along the West line of said Rogers premises, to the South line of Depot Road; thence Southwesterly along the Depot Road to the Northeasterly corner of premises described in deed from Katie Spolek, a widow, to the City of Malin, recorded July 30, 1945, in book 178, page 311, Deed Records of Klamath County, Oregon; thence South 1050 feet, more or less, along the East line of said City premises to the South line of said Section 16; thence East along the Section line to a point 726 feet West of the Southeast corner of Section 16, which point is the Southwest corner of premises conveyed by Katie Spolek to Klamath Potato Growers Association recorded August 1, 1945, in Book 178, page 373; thence North along the West line of the Association premises, 600 feet to the Northwest corner thereof; thence East along the North line of said Association premises 726 feet to the Northeast corner thereof, and the point of beginning, excepting therefrom that portion conveyed to the City of Malin by deed recorded January 23, 1969 in Volume M69, Page 586, deed records of Klamath County, Oregon.

Prop Tax Id#R779054