

2020-005008

Klamath County, Oregon



00258055202000050080030036

04/20/2020 03:40:50 PM

Fee: \$92.00

After recording return to:
Charles D. Edwards
824 SW Clay St.
Dallas, OR 97338

Until a change is requested all tax statements
shall be sent to the following address:
Charles D. Edwards
824 SW Clay St.
Dallas, OR 97338

Grantor:
Charles D. Edwards
Personal Representative for the Estate of
Evelyn Almora Edwards, aka Evelyn A. Edwards
824 SW Clay St.
Dallas, OR 97338

Grantees:
Charles D. Edwards
824 SW Clay St.
Dallas, OR 97338

| | |
|-------------------------|-------------------|
| Karen D. Edwards-Coyle | Dennis L. Edwards |
| 146450 Highway 97 North | P.O. Box 322 |
| Gilchrist, OR 97737 | Toledo, WA 98591 |

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 16th day of April, 2020 by and between the duly appointed, qualified and acting Personal Representative for the Estate of Evelyn Almora Edwards, aka Evelyn A. Edwards, deceased, Charles D. Edwards, by and through Deschutes County Probate Case No.: 19PB05947, hereinafter called the first party and Charles D. Edwards, 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 as tenants in common, an undivided one third each interest as tenants in common in the described real property, and to each of the second partys' 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 at 146450 Highway 97 N, Gilchrist, OR 97737 situated in the County of Klamath, State of Oregon, more particularly described on the attached Exhibit "A."


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0 and pursuant to the General Judgment of Distribution signed on April 15, 2020, in Deschutes County Probate Case No.: 19PB05947.

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.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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 197.352. 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 APPROVED USES, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 16th day of April, 2020.


Charles D. Edwards, Personal Representative for the Estate
of Evelyn Almora Edwards, aka Evelyn A. Edwards

STATE of Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on this 16th day of April, 2020, by Charles D. Edwards, Personal Representative for the Estate of Evelyn Almora Edwards, aka Evelyn A. Edwards, Deschutes County Case No.: 19PB05947.





Notary Public for Oregon
My commission expires: July 13, 2020

Exhibit "A"

That part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 Township 23 South, Range 9 East of the Willamette Meridian Klamath County, as follows: Beginning at the Northwest corner of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along the West boundary line of said quarter a distance of 59 feet to the center of Midstate Electric Co. right of way where it intersects the said boundary line; thence Southeasterly in the center of said right of way for a distance of 338 feet to the intersection of the State Highway right of way; thence Northeasterly along said right of way a distance of 150 feet; thence Northwesterly a distance of 200 feet to the intersection of the North boundary line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25; thence West along said boundary line for a distance of 193 feet to the Northwest corner and the point of beginning.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records. Taxes for 1989-90 when due or payable.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Right of Way Easement, including the terms and provisions thereof, in favor of Pacific Telephone and Telegraph Company, recorded April 11, 1929 Volume 85 page 547, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, by and between L. W. Gerhart and Margaret M. Gerhart, husband and wife, and State of Oregon, by an through its State Highway Commission, recorded 9-24-52 Volume 257 page 5, Deed Records of Klamath County, Oregon.
7. Indenture of access, including the terms and provisions thereof, recorded May 28, 1958 Volume 299 page 572 Deed records of Klamath County.
8. Indenture of access, including the terms and provisions thereof, recorded December 25, 1965 Volume M65 page 5071, Deed Records of Klamath County, Oregon.
9. Easement, including the terms and provisions thereof, by and between Brooks Scanlon, Inc. and Virginia Irene DeMuth, et al., recorded September 12, 1980, Volume M80 page 17293 Deed Records of Klamath County, Oregon.
10. Any right of redemption related to that certain mortgage recorded June 3, 1981 wherein Edward W. Wicks and Donna M. Wicks, husband and wife, were the mortgagors.