

2020-005009

Klamath County, Oregon



00258056202000050090030033

04/20/2020 03:41:21 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 Lot 1600 N HWY 97, 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.

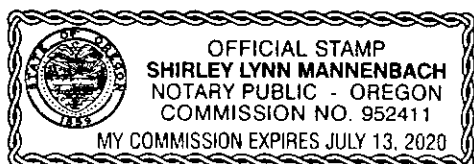
Dated this 16th day of April, 2020.



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.



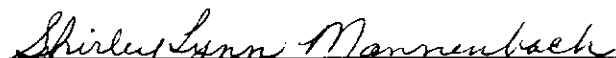

Notary Public for Oregon
My commission expires: July 13, 2020

EXHIBIT "A"

That portion of the NW Quarter of the SW Quarter of Section 25, Township 23, Range 9, E.W.M., described as follows: Beginning at a point on the West line of said NW1/4 of the SW 1/4 which is South along said line, a distance of 55.0 feet from the Northwest corner of said NW1/4 SW1/4; thence continuing South, along said West line, a distance of 200.0 feet, more or less, to the most Northerly corner of that certain parcel conveyed to Roy F. Morrison *et ux*, by deed dated April 10, 1961, recorded May 1, 1961, in Volume 329, page 193, Deed Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of the last above described parcel a distance of 228.0 feet, more or less, to the Northwesterly right-of-way line of the Dalles-California Highway (U.S. #97); thence Northeasterly along said right-of-way line a distance of 185.0 feet; thence Northwesterly a distance of 328.0 feet, more or less, to the point of beginning, and containing 1.15 acres, more or less.