

MITC368396444

Douglas Clark Smith, Personal Representative,  
Estate of Ramona I. Smith, Grantor

2020-006670

Klamath County, Oregon

06/01/2020 03:12:34 PM

Fee: \$107.00

Suzette Krewson and Leonard M. Krewson, Grantee

After recording return to:

~~AmeriTitle~~ Leonard and Suzette Krewson  
300 Klamath Avenue 4742 Panhandle Rd  
Klamath Falls, OR 97601 Chiloquin, OR 97624

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

Suzette Krewson and Leonard Miles Krewson  
same as above

### DEED OF PERSONAL REPRESENTATIVE

Douglas Clark Smith, the duly appointed, qualified, and acting personal representative of the estate of Ramona I. Smith, deceased, Klamath County probate number 20PB01422, grantor, hereby conveys to Suzette Krewson and Leonard Miles Krewson, as Tenants by the Entirety, grantee, that real property situated in Klamath County, Oregon (the Grantee Tract"), described as follows:

The East half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 16, Township 31 South Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Account #79159 MTL 3701-01600-02200

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

**Reservation of Easement.** Grantor reserves a private, perpetual, nonexclusive easement (the "Easement") in favor of the following described property hereinafter referred as the Dominant Tract:

The West half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The "Easement Area" is shown in Exhibit A. It shall be 30 feet in width and will be used solely for the purposes of providing vehicular and pedestrian access to and from the Dominant Tract (the "Road"). The Easement may be used for such ingress and egress purposes only by Grantor, and his successors in ownership of the Dominant Tract, and the tenants, invitees, agents, and employees of Grantor and such successors (collectively, the "Users"), such use to be in common with use of the Easement Area by the owner of the Grantee Tract and their tenants, invitees, agents, employees, successors, and assigns. No above-ground structures, barriers, fences, buildings, or other improvements of any kind will be installed in the Easement area other than roadway surfaces and improvements. Grantees are granted the right to install utilities, cables, landscaping, concrete and asphalt surfaces, and other improvements in the Easement Area

87 HMT

from time to time, together with the right to grant to third parties any of such reserved rights, as long as such use does not unreasonably interfere with owners of the Dominant Tract's permitted uses of the Easement. No Users of the Easement will park any vehicles in the Easement Area. The grant of the Easement is made subject to all exceptions to title on file or of record in the Official Records of Klamath County, Oregon. The Easement granted herein will be appurtenant to, and for the benefit of, the Grantor Tract. Any conveyance of fee title to the Grantee Tract or any portion that is a legal lot within the Grantee Tract will include a conveyance of the Easement, regardless of whether the Easement is specifically identified in the instrument of conveyance.

Nothing contained herein will be deemed to be a gift or dedication of any portion of the Easement Area to the general public, for the general public, or for any public use or purpose whatsoever.

This Easement will be binding on, and inure to the benefit of, the owners of the Dominant Tract and the Grantee Tract and their respective heirs, successors, and assigns.

The true consideration for this conveyance is \$150,000.

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: June 29, 2020.

*May 29, 2020*

ESTATE OF RAMONA I. SMITH

*D. Smith*

Douglas Clark Smith  
Personal Representative,  
Grantor

State of Oregon } ss.  
County of Klamath)

On this 29 day of May, in the year 2020, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Douglas Clark Smith, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Ramona I. Smith, and acknowledged to me that he executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Lisa Legget-Weatherby*  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023