

2020-009698

Klamath County, Oregon

08/06/2020 08:11:59 AM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

VIOLA B. CHASE, Personal Representative
for the ESTATE OF MARK. W. CHASE,
also known as MARTIN WILLIAM CHASE,

Grantor,

to

VIOLA B. CHASE,

Grantee.

AFTER RECORDING RETURN TO:

Peggy Hennessy

REEVES, KAHN, HENNESSY & ELKINS

PO Box 86100

Portland, OR 97286-0100

**UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

No Change

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 5th day of August, 2020, by and between VIOLA B. CHASE, the duly appointed, qualified and acting personal representative for the ESTATE OF MARK W. CHASE, also known as MARTIN WILLIAM CHASE, deceased, (hereinafter called "Grantor") and VIOLA B. CHASE, an individual (hereinafter called "Grantee");

WITNESSETH: Grantor, for and in consideration of the distribution of the estate of Mark W. Chase, also known as Martin William Chase, hereby bargains, sells and conveys to Grantee, her successors and assigns, all of the right, title and interest of the Decedent at the time of Decedent's death, and all the right, title and interest that the estate of the Decedent by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows:

Township 23 Range 9, Block Section 26, Tract PDR, acres:
1.83 located in Klamath County, Oregon:

That part of the NE1/4 SE1/4 of Section 26 Township 23 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the NE corner of the NE1/4 of the SE1/4 thence West along the Northern border of said quarter a distance of 220 feet, thence South a distance of 220 feet, which is the point of beginning, thence South a distance of 175 feet, thence West a distance of 550 feet, thence North a distance of 175 feet, thence East a distance of 550 feet, which is the point of beginning. Reserving, however, an easement over, upon and across the Easterly 50 feet thereof.

Township 23 Range 9, Block Section 26, Tract PDR, N2NE4SE4, acres: 0.38, which is:

That certain easement over, upon and across the easterly fifty feet of that part of the NE1/4 SE1/4 of Section 26 Township 23 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter; thence west along the northern border of said quarter a distance of 220 feet; thence south a distance of 220 feet, which is the point of beginning; thence south a distance of 175 feet; thence west a distance of 550 feet; thence north a distance of 175 feet; thence east a distance of 550 feet, which is the point of beginning.

TO HAVE AND TO HOLD the above described and granted premises, rights, easements, privileges and appurtenances unto Grantee and Grantee's successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. This property is transferred is to give effect to the October 9, 2012 Order Approving final Account and General Judgment of Final Distribution entered in Multnomah County Circuit Court Case No. 1105-90843.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, VIOLA B. CHASE, Grantor, has executed this instrument as Personal Representative for the ESTATE OF MARK W. CHASE, also known as MARTIN WILLIAM CHASE.



VIOLA B. CHASE,
Personal Representative for the Estate
of Mark W. Chase, also known as
Martin William Chase

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on this 5th day of August, 2020 by Viola B. Chase, as Personal Representative for the Estate of Mark W. Chase, also known as Martin William Chase.



Notary Public for Oregon
My Commission Expires: 3-22-22

