

After recording return to:
John W. Huff and Donna J. Huff, Trustees
of The Huff Living Trust
2425 Paramount Lane SE
Salem, OR 97317
Until a change is requested, all tax
statements are to be sent to:
same as above

DEED OF PERSONAL REPRESENTATIVE


LAURA ORTON, personal representative of the ESTATE OF ERIC MICHAEL OLSON, deceased, Grantor, conveys to, JOHN W. HUFF and DONNA J. HUFF, Trustees of the HUFF LIVING TRUST, Grantees, any and all right, title and interest of the decedent or decedent's estate in and to the following described real property as legally described on Exhibit "A", attached hereto and incorporated herein as though fully set forth, and further subject to the easements and restrictions set forth therein.

The true consideration for this conveyance is \$200,000.00 (see ORS 93.030)

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 this 11 day of August, 2020.


LAURA ORTON, Personal Representative

STATE OF OREGON)
 Josephine) ss.
County of Klamath)
 

The foregoing instrument was acknowledged before me the 11th day of August, 2020, by LAURA ORTON to be her voluntary act as personal representative of the ESTATE OF ERIC MICHAEL OLSON.


Notary Public - State of Oregon



EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 of the S1/2 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of Woodland Park.

EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded December 11, 1975 in Volume M75, page 15639, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded July 19, 1976 in Volume M76, page 10913, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof described as follows:

Beginning at the Northwest corner of the W1/2 SW1/4 NW1/4 Section 14, said Township and Range, this corner being the true point of beginning of this description; thence East along the North line of said W1/2 SW1/4 NW1/4 of Section 14 to the Northeast corner of said W1/2 SW1/4 NW1/4 of Section 14; thence South along the East line of said W1/2 SW1/4 NW1/4 of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof described in Quitclaim Deed recorded February 13, 1980 in Volume M80, page 2919, Microfilm Records of Klamath County, Oregon.

AND FURTHER EXCEPTING THEREFROM the East 208.71 feet of the South 626.13 feet.

Subject to the following easements, conditions and restrictions:

1. The 2020-2021 Real Estate Taxes, a lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls For Klamath Lake Timber Fire Patrol.
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument, granted to Ben W. Ash as recorded December 27, 1962 in Volume 342, page 189 of the official records of Klamath County, Oregon.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument granted to Telephone Utilities of Eastern Oregon, Inc. an Oregon corporation as recorded September 13, 1983 in Volume M83, page 15507 of the official records of Klamath County, Oregon.
5. Conditional Use Permit, including the terms and provisions thereof as recorded July 19, 1994, in volume M94, page 22096 of the official records of Klamath County, Oregon.
6. The provisions contained in Warranty Deed as recorded January 25, 1999, in volume M99, page 2545 of the official records of Klamath County, Oregon.