



2020-012349
Klamath County, Oregon
09/28/2020 10:49:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor:
Estate of Jesse G. Maben Jr.
4145 N 35th Ave
Phoenix AZ 85015

Grantee:
Kelley Damrow and Kathi Damrow
12422 Hwy 66
Klamath Falls OR 97601

AFTER RECORDING RETURN TO:
Same as above

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

File No. 392271AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9 day of September, 2020, by and between
Frances Bohr the duly appointed, qualified and acting personal
representative of the estate of Jesse G. Maben, Jr., deceased, Probate Case No. 20PB00580, filed in Klamath
County,
hereinafter called the first party, and
Kelley Damrow and Kathi Damrow, as Tenants by the Entirety,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has
granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party
and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of
the decedent's death, and all the right, title and interest that the said estate of said deceased 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, to-wit:

**A portion of the W1/2 of the SE1/4 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the
Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the
Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears North 89° 34'
East 678 feet distant; thence North 0° 06' East 1,109.50 feet to the Southerly line of the Ashland-Klamath
Falls Highway; thence along said line South 72° 21' West 340.10 feet; thence South 0° 06' West 1,008.65
feet; thence North 89° 34' East 324 feet to the point of beginning.**

**LESS all of that portion of said tract lying West of a line drawn 120 feet East of and parallel of the West
line thereof.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$300,000 However, the actual
consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its
name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Subject To: 2020-2021 Real Property Taxes - a lien not yet due and payable

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.

Executed this 10 day of September, 2020

Frances Bohr Personal Representative
Personal Representative for the Estate of
Jesse G. Maben, Jr., Deceased.

STATE of Arizona, County of Maricopa) ss.

This instrument was acknowledged before me on September 10, 2020

by Frances Bohr as Personal Representative for the Estate of
Jesse G. Maben, Jr., Deceased.

Sonia Nolte
Notary Public for Arizona
My commission expires 1-14-2021

