

2020-013385

Klamath County, Oregon

10/16/2020 02:57:00 PM

Fee: \$87.00

After Recording Return to:

Farmer Johnson, LLC
1884 Blue Sky Circle
Happy Jack, AZ 86024

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

Same as above

Consideration: \$720,000

PERSONAL REPRESENTATIVE'S DEED

Dianne E. Spires and Darrel Rusth, the duly appointed, qualified, and acting personal representative of the Estate of Nancy Barnes Coffin, Deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. 20PB02619, Grantor, conveys, without warranty, to Farmer Johnson, LLC, a Washington limited liability company, Grantee, all the estate's right and interest of the Deceased at the time of decedent's death, and all the right, title and interest that the Estate of the 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:

E1/2 NE1/4, NE1/4 SE1/4, EXCEPTING THEREFROM that portion of said NE1/4 SE1/4 lying south of the established County Road running Northwesterly and Southeasterly across said NE1/4 SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such policy.

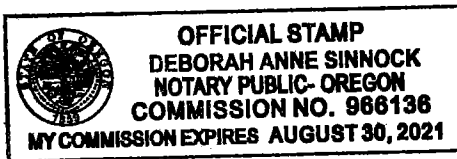
Dated this 16th day of October, 2020.

Dianne E. Spires

Dianne E. Spires, Personal Representative
of the Estate of Nancy Barnes Coffin

STATE OF OREGON)
) ss.
County of KLAMATH)

This instrument was acknowledged before me on 10-16-, 2020, by Dianne E. Spires, Personal Representative of the Estate of Nancy Barnes Coffin, Deceased.

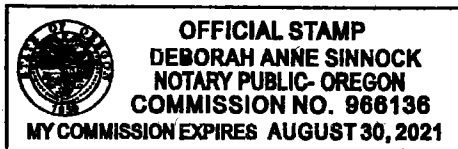


Deborah Anne Sinnock
Notary Public for Oregon

Darrel Rusth
Darrel Rusth, Personal Representative
of the Estate of Nancy Barnes Coffin

STATE OF OREGON)
) ss.
County of KLAMATH)

This instrument was acknowledged before me on 10-16-, 2020, by Darrel Rusth, Personal Representative of the Estate of Nancy Barnes Coffin, Deceased.



Deborah Anne Sinnock
Notary Public for Oregon