

MTC4272104m

PERSONAL REPRESENTATIVES DEED

2021-001515

Klamath County, Oregon

02/02/2021 01:01:01 PM

Fee: \$92.00

Kathleen M. E. McCornack,
Personal Representative
Grantor

Kathleen M. E. McCornack, et al
6255 Peachy Canyon Road
Paso Robles, CA 93446
Grantee

After recording return to:
SAME

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

THIS INDENTURE made this 27th day of January, 2021, by and between KATHLEEN M. E. McCORNACK, the duly appointed, qualified and acting administrator of the estate of MARIA GUADALUPE ESPARZA, deceased, hereinafter called first party, and JENNIFER L. BUTLER, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all of the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is \$240,000.00.

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

AL

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.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Kathleen M. E. McCornack, Personal Representative
Kathleen M. E. McCornack, Personal Representative

I A notary public or other officer completing this certification verifies only the identity
I of the individual who signed the document to which this certification is attached, and
I not the truthfulness, accuracy or validity of that document
I

STATE OF OK)
County of Tulsa) ss.

On 27 January, 2021 before me, Joan Spengler Notary Public,
Notary Public, personally appeared, Kathleen M. E. McCornack, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her
signature on the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of OK that the
foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Joan Spengler (Seal)

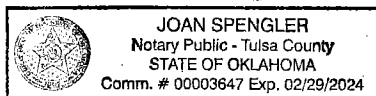


EXHIBIT "A"

A parcel of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 83° 50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0° 17' East along the Easterly line of Hope Street a distance of 188.43 feet to a point and the true point of beginning on the tract to be hereinafter described; thence North 89° 50' East 142.25 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0° 23' 33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11, 94 feet to a point; thence South 89° 50' West 142.43 feet, more or less, to a point on the East line of Hope Street; thence South 0° 17' West along the East line of Hope Street 94 feet to the true point of beginning.