



2021-001527

Klamath County, Oregon

02/02/2021 03:08:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Roy G. Hurst

17291 S. North End Rd.

Oregon City, OR 97045

Grantee:

Mark O. Griffith

AFTER RECORDING RETURN TO:

Mark O. Griffith

5658 Cottage Ave.

Klamath Falls, OR 97603

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

Mark O. Griffith

5658 Cottage Ave.

Klamath Falls, OR 97603

File No. 424592AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27 day of January, 2021, by and between Debra L. Newton the duly appointed, qualified and acting personal representative of the estate of Roy G. Hurst, deceased, Probate Case No.

20PB05579, filed in Clackamas County,

hereinafter called the first party, and

**Mark O. Griffith,**

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:

**The Westerly 112 feet of Lot 54, PLEASANT HOME TRACTS #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**


The true and actual consideration paid for this transfer, stated in terms of dollars is \$220,000.00. 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.

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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 29 day of January, 2021

  
Debra L. Newton  
Personal Representative for the Estate of  
Roy G. Hurst, Deceased.

STATE of OREGON, County of MULTNOMAH ) ss.

This instrument was acknowledged before me on JANUARY 29, 20 21  
by Debra L. Newton as Personal Representative for the Estate of Roy G. Hurst.

  
Notary Public for MULTNOMAH, OR  
My commission expires JAN 15, 2024



After Recording Return to:

Estate of Roy G. Hurst  
Att: Debra L. Newton  
17291 S. North End Rd.  
Oregon City, OR 97045

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF CLACKAMAS  
Probate Department

In the Matter of the Estate of

Roy Granville Hurst,

Deceased

LETTERS TESTAMENTARY

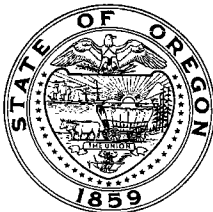
Case No. 20PB05579

STATE OF OREGON                    }  
  }SS.  
County of Clackamas                }

**BY THESE LETTERS TESTAMENTARY BE INFORMED:**

That the last will and testament of Roy Granville Hurst, deceased, has been duly proven in the Circuit Court, County of Clackamas, State of Oregon, and that Debra L. Newton has been appointed and is at the date hereof the duly appointed, qualified and acting personal representative of the estate of the decedent. This, therefore, authorizes the said Debra L. Newton to administer the estate of the said deceased, Roy Granville Hurst, according to law.

**IN TESTIMONY WHEREOF** I have subscribed my name and affixed the seal of said court at my office **August 17, 2020.**



STATE OF OREGON                    }  
  }SS.  
County of Clackamas                }

**Clackamas County Court Administrator**

Signed: 8/17/2020 10:41 AM

By

**Probate Clerk – Christine Poole**

I, Clackamas Court Administrator for the Circuit Court, County of Clackamas, State of Oregon, do hereby certify that the foregoing copy of Letters Testamentary has been by me compared with the original, and that it is a correct transcript therefrom, and the whole of such original as the same appears on file and of record in my office and in my care and custody.