



2021-002498

Klamath County, Oregon

02/19/2021 11:00:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:

Estate of William O. Phipps, Jr.

3001 Collins Rd.

Junction City, Oregon Lane 97448

Grantee:

Koresconi LLC, an Arizona Limited Liability Company

21421 E. Sunset Dr.

Queen Creek, Arizona 85142

AFTER RECORDING RETURN TO:

Koresconi LLC, an Arizona Limited Liability Company

21421 E. Sunset Dr.

Queen Creek, Arizona 85142

Until a change is requested all tax statements

shall be sent to the following address:

Koresconi LLC, an Arizona Limited Liability Company

21421 E. Sunset Dr.

Queen Creek, Arizona 85142

File No. 435094AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 18 day of February, 2021, by and between **Troy Hamlin** the duly appointed, qualified and acting personal representative of the **Estate of William O. Phipps, Jr , deceased**, Probate Case No. **16PB05832**, filed in Klamath County,

hereinafter called the first party, and

Koresconi LLC, an Arizona Limited Liability Company,

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:

Lot 9 in Block 1 of Tract No. 1031, SHADOW HILLS SUBDIVISION #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the following described parcel:

Beginning at the Southeast corner of said Lot 9; thence North 08° 54' 14" East along the East line of said Lot 9, 94.13 feet to the Northwest corner of Lot 14 of said Block 1; thence North 73° 56' 00" West 6.50 feet; thence South 30° 20' 13" West 33.03 feet; thence South 19° 49' 00" West 34.50 feet; thence South 08° 16' 08" West 31.55 feet to a point on the South line of said Lot 9; thence along the arc of a curve to the right (radius point bears South 03° 14' 02" West 250.00 feet and central angle equals 05° 40' 12") 24.74 feet to the point of beginning, with bearings based on said "Tract No. 1031 Shadow Hills Subdivision #1".

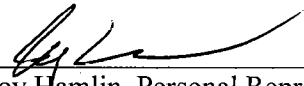
The true and actual consideration paid for this transfer, stated in terms of dollars is \$138,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 18 day of February, 2021


Troy Hamlin, Personal Representative for the Estate of
William O. Phipps Jr, Deceased.

Oregon
STATE of, County of Klamath) ss.

This instrument was acknowledged before me on February 18, 2021

By Troy Hamlin, as Personal Representative for the Estate of William O. Phipps Jr, Deceased.


Notary Public for Klamath
My commission expires 10/23/2022

