



2021-003471

Klamath County, Oregon

03/08/2021 02:39:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate Adelle Louse Woodruff

1935 Lawrence

Klamath Falls Or 97601

Grantee:

Judy Fair Loving Trust Dated 11/2/93

3193 Rogue River Dr

Eagle Point, Or 97601

AFTER RECORDING RETURN TO:

Judy Fair Loving Trust Dated 11/2/93

3193 Rogue River Dr

Eagle Point, Or 97601

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

Judy Fair Loving Trust Dated 11/2/93

3193 Rogue River Dr

Eagle Point, Or 97601

File No. 443031AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5th day of March, 2021, by and between Evelyn Costello, the duly appointed, qualified and acting personal representative of the estate of Adelle Louise Woodruff, deceased, Probate Case No. 20PB02512, filed in Klamath County,

hereinafter called the first party, and

Judy Fair Trustee of the Fair Loving Trust Dated 11/2/93 and RPK Holdings, LLC, an Oregon 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:

A portion of Lots 1 and 2, Block 31, HOT SPRINGS ADDITON TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 31 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence running Northeasterly along the Southeasterly line of LeRoy Street a distance of 50 feet to a point; thence Southeasterly at right angles to said Southeasterly line of LeRoy Street a distance of 75 feet to a point; thence Southwesterly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwesterly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$163,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

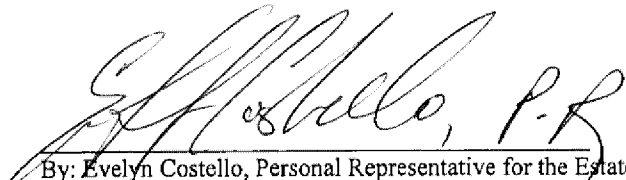
FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-028BC-14600

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.

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 5th day of March, 2021

  
By: Evelyn Costello, Personal Representative for the Estate  
of Adelle Louise Woodruff, Deceased

STATE of Oregon, County of Klamath ) ss.

This instrument was acknowledged before me, Donna Rose Lindsey a Notary Public,  
on this 5<sup>th</sup> day of March, 2021 by Evelyn Costello as Personal Representative for the Estate of Adelle Louise Woodruff,  
Deceased. \*Adelle

Donna Rose Lindsey  
Notary Public for Oregon  
Residing in Klamath Falls  
My commission expires 10/13/2023

