

2021-005244

Klamath County, Oregon



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04/07/2021 11:33:28 AM

Fee: \$87.00

Grantor's Name and Address

Patrick James Juhl, Personal Representative,  
Estate of Ardeth Anne Juhl  
PO Box 5250  
Klamath Falls OR 97601

Grantee's Name and Address

Jill Marie Paxton, Trustee of the  
Ardeth Ann Juhl Trust  
1551 Stardust Way  
Medford, OR 97504

After Recording Return to:

Jill Marie Paxton, Trustee of the  
Ardeth Ann Juhl Trust  
1551 Stardust Way  
Medford, OR 97504

Until requested otherwise, send all tax statements to:

Jill Marie Paxton, Trustee of the  
Ardeth Ann Juhl Trust  
1551 Stardust Way  
Medford, OR 97504

DEED OF PERSONAL REPRESENTATIVE


Patrick James Juhl, Successor Personal Representative to the Estate of Ardeth Ann Juhl, Klamath County Circuit Court Case Number 0102228 CV, Grantor, hereby conveys to Jill Marie Paxton, Trustee of the Ardeth Ann Juhl Trust, *uid* \_\_\_\_\_, Grantee, an undivided 1/2 interest in that real property situated in Douglas County, Oregon, described as follows:

SEE EXHIBIT 1, attached.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 - Estate Distribution. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

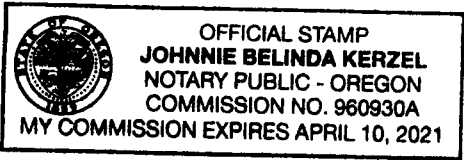
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 9 day of March, 2021.

  
Patrick James Juhl, Personal Representative  
of the Estate of Ardeth Ann Juhl

STATE OF OREGON    )  
                                  )ss:  
County of KLAMATH    )

ACKNOWLEDGED BEFORE ME this 9 day of March, 2021, by Patrick James Juhl.



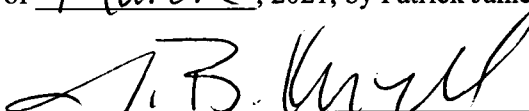
  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-10-21

EXHIBIT 1

Beginning at a 1/2" iron rod on the Southerly boundary of the Howard Lunderstadt Lands from which the Northeast corner of D.L.C. #47, T. 30 S., R. 6 W.W.M., bears N 5°09'18" W 5646.16 feet; thence S 85°57'09" W along said Southerly boundary 180.96 feet to a 1/2" iron rod; thence leaving said Southerly boundary, S 4°02'52" E 131.77 feet to a 1/2" iron rod; thence N 85°57'09" E 180.96 feet to a 1/2" iron rod; thence N 4°02'52" W 131.77 feet to the POINT OF BEGINNING, situated in Sec. 24, T 30 S., R. 6 W. W. M., containing 0.55 acres, more or less.

TOGETHER WITH a 25 foot Roadway Easement being 12.5 feet on each side of the following described centerline:

Beginning at a point on the Southerly R/W line of county Road #21 from which the Northeast corner of D.L.C. #47, T.30 S., R. 6 W.W.M., bears N 6°35'15" W 5447.08 feet; thence along said centerline S 3°43'18" 228.22 feet and S 72°37'31" W 106 feet to a point and end of said described centerline, situated in Section 24, T. 30 S. R. 6 W.W.M.

TOGETHER WITH an easement for oil line purposes from the fruit dryer located upon the above described property to the oil tank as shown on that certain survey dated September 1978 by Glenn S. Baughman, Surveyor. Said easement shall be used for the transmission of oil from the oil tank to the dryer located upon the above described property only during the times that the above dryer is in actual operation. Should the dryer cease operations, this easement shall be null and void and of no effect and shall revert to and re-vest in the Grantor.