



2021-006314

Klamath County, Oregon

04/21/2021 03:24:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Kathleen Ann Robertson

18110 Neff Rd

Cleveland, OH 44119

Grantee:

Dave L. Alexander

1545 Summers Lane

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Dave L. Alexander

1545 Summers Lane

Klamath Falls, OR 97603

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

Dave L. Alexander

4351 Ferrier Ave.

Klamath Falls, OR 97601

File No. 447499AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 16 day of April, 2021, by and between Kathleen Ann Robertson the duly appointed, qualified and acting personal representative of the estate of Rose Marian Frain, deceased, Probate Case No. 21OB03068, filed in Klamath County,

hereinafter called the first party, and

**Dave L. Alexander,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$80,000.00. 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 19th day of April, 2021

Hollyleen Ann Robertson  
Personal Representative for the Estate of  
Rose Marian Frain, Deceased.

STATE of Ohio, County of Cuyahoga ) ss.

This instrument was acknowledged before me on April 19, 2021

by Kathleen Ann Robertson as Personal Representative for the Estate of  
ROSE MARIAN FRAIN, DECEASED

Angel B. Edge  
Notary Public for Ohio  
My commission expires 09/08/2024



ANGEL B EDGE  
Notary Public  
State of Ohio  
My Comm. Expires  
September 8, 2024

## EXHIBIT 'A'

File No. 447499AM

Lots 11, 12 and 13 in Block 1 of Fairhaven Heights, according to the official plat thereof on file in the records of Klamath County, Oregon.

Except that portion described in deed from David H. Sawyer and Grace D. Sawyer, husband and wife, to Lincoln C. Leitzke and Sylvia Leitzke, husband and wife, dated November 2, 1962, recorded November 2, 1962, Volume 341 of Deeds, Page 246, records of Klamath County, Oregon, as follows:

A portion of Lots 12 and 13 of Block 1 of Fairhaven Heights subdivision, situate in the NW1/4 of the NE1/4 of Section 13, in Township 39 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe on the Southeasterly corner of said Lot 13; thence, North along the East line of said Lot 13, a distance of 60.00 feet to a one-half inch iron pipe; thence North 81°06' West parallel with the North line of said Lots 13 and 12, a distance of 63.01 feet to a one-half inch iron pipe on the Southwesterly line of said Lot 12, said point being on the Northeasterly line of Ferrier Avenue thence South 41°45' East along the Northeasterly line of Ferrier Avenue a distance of 93.49 feet, more or less, to the point of beginning.

Together with a 1972 Manufactured Home, Home ID #153350, Xplate X65344.