



2021-007101  
Klamath County, Oregon  
05/06/2021 03:26:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:  
Estate of Glenn Lee Murphy  
15745 Lords Lake Ave. SE  
Monroe, WA 98272

Grantee:  
Zachary Shane Smith and Christina Marie Smith  
405 Sunrise St.  
Midland, OR 97634

AFTER RECORDING RETURN TO:  
Zachary Shane Smith and Christina Marie Smith  
405 Sunrise St.  
Midland, OR 97634

Until a change is requested all tax statements  
shall be sent to the following address:  
Zachary Shane Smith and Christina Marie Smith  
405 Sunrise St.  
Midland, OR 97634

File No. 448178AM

### PERSONAL REPRESENTATIVE'S DEED

**THIS INDENTURE Made this 29 day of April, 2021, by and between Shawn Murphy the duly appointed, qualified and acting Personal Representative of The Estate of Glenn Lee Murphy, deceased, Probate Case No. 21PB03494, filed in Klamath County,**

hereinafter called the first party, and

**Zachary S. Smith and Christina M. Smith, as Tenants by the Entirety,**

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 Easterly 12 feet of Lot 14 and all of Lots 15, 16, 17 and 18 in Block 36, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

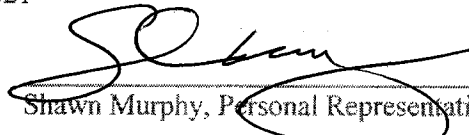
**Together with that portion of vacated Main Street which lies adjacent to and inures to said property, vacated by Order to Vacate recorded February 11, 1981 in Volume M81 at Page 2111, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$215,000.00. 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.


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 30 day of APR, 2021

  
Shawn Murphy, Personal Representative for the Estate of  
Glenn Lee Murphy, Deceased.

STATE of WASHINGTON County of SNOHOMISH ) ss.

This instrument was acknowledged before me on APRIL 30, 2021  
by Shawn Murphy as Personal Representative for the Estate of Glenn Lee Murphy, deceased.

  
Notary Public for WASHINGTON  
My commission expires OCT. 07, 2021

