

**2021-008435****Klamath County, Oregon**

05/26/2021 02:33:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

Grantor:

Estate of Dorothy S. Sharp

Grantee:

Kyle Holmes and Christina HolmesPO Box 312Midland, OR 97634

AFTER RECORDING RETURN TO:

Kyle Holmes and Christina HolmesPO Box 312Midland, OR 97634Until a change is requested all tax statements
shall be sent to the following address:Kyle Holmes and Christina HolmesPO Box 312Midland, OR 97634File No. 462272AM**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 25th day of May, 2021, by and between
Jack C. Sharp the duly appointed, qualified and acting personal representative of the estate of Dorothy S. Sharp,
deceased, Probate Case No. 21PB02686, filed in Klamath County,
hereinafter called the first party, and

Kyle Holmes and Christina Holmes, 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:

All that portion of Tract 29 of First Addition to the Town of Midland, according to the official plat thereof on file in Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the North line of said Tract 29, which point lies North 84°49' East a distance of 152.0 feet from the Northwest corner of said Tract 29, running thence South 5°11' East, 177.02 feet, more or less, to the South line of said Tract 29; thence East along the South line of said Tract 29, a distance of 126.66 feet more or less to the Southeast corner of said Tract thence North 188.9 feet to the Northeast corner of said tract; thence South 84°49' West a distance of 148 feet, more or less, to the point of beginning.

Also, the West 1/2 of vacated 4th Street adjoining said Lot 29 on the East.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$125,000.00. 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 25th day of May, 2021

Jack C. Sharp
Jack C. Sharp, Personal Representative for the Estate of
Dorothy S. Sharp, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 25th, 2021

by Jack C. Sharp as Personal Representative for the Estate of Dorothy S. Sharp.

Twila Jean Pellegrino
Notary Public for Oregon
My commission expires 11-19-2021

