

AFTER RECORDING, RETURN TO:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Kent L. Pederson
Linda L. Pederson

PERSONAL REPRESENTATIVE'S DEED

Mika N. Blain, Grantor, the duly appointed, qualified and acting personal representative of the estate of Mary Kathryn Hawkins, also known as Mary K. Hawkins, Klamath County Circuit Court Case No. 21PB00147, conveys to Kent L. Pederson and Linda L. Pederson, husband and wife, Grantees, the parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, more particularly described as follows:

A parcel of land lying in the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-67 at page 6169, Deed Records of Klamath County, Oregon, the said parcel being that portion of said property lying Westerly of a line which is parallel to and 50 feet Westerly of the center line of Riverside Street as said street has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "R" 12+50, said station being 3774.10 feet North and 2264.22 feet East of the Southwest corner of said Section 5; thence on a 716.20 foot radius curve right (the long chord of which bears South 1°41'30" West) 251.25 feet; thence on a spiral curve right (the long chord which bears South 13°52'30" West) 80 feet; thence South 14°56'30" West 48.20 feet; thence on a spiral curve left (the long chord of which bears South 8°56'48" West) 120 feet to Engineer's center line Station "R" 17+49.45. Bearings are based upon the Oregon Co-ordinate System, South Zone.

Klamath County Assessor's Map No. R-3909-005BD-02700 and Tax
Account No. 532579

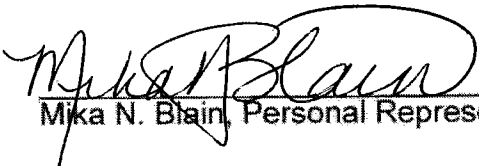
More commonly referred to as 1100 Riverside Drive, Klamath Falls, Oregon
97601

The true and actual consideration for this transfer, stated in terms of dollars, is \$60,000.00

Personal Representative's Deed 1

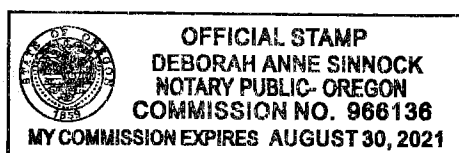
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 11th day of June 2021.


Mika N. Blain, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 11th day of June 2021, by Mika N. Blain.




Notary Public for Oregon
My Commission Expires: 8-30-21