



2021-011492  
Klamath County, Oregon  
07/27/2021 11:31:00 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor: The Estate of Bobby B. Ross  
1995 Proctor Rd  
Mosier Oregon, 97040

Grantee: Boone J. Burch and Nicole A. Burch  
12140 HWY 39  
Klamath Falls OR, 97603

AFTER RECORDING RETURN TO:  
Boone J. Burch and Nicole A. Burch  
12140 HWY 39  
Klamath Falls OR, 97603

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

File No. 471400AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 26<sup>th</sup> day of July, 2021, by and between  
Kelly M. McCall the duly appointed, qualified and acting personal  
Representative of the estate of Bobby B. Ross, deceased, Probate Case No. 21PB01729, filed in Klamath County.  
hereinafter called the first party, and

Boone J. Burch and Nicole A. Burch, 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:

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

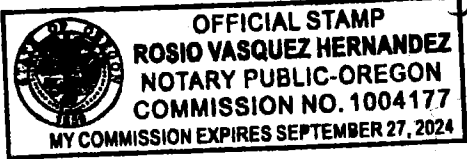
Commencing at a railroad spike marking the Northeast corner of the SE1/4 of said Section 1; North 89°45'40" West along the North line of said SE1/4, 30.00 feet to a 3/4 inch iron pin in the Westerly right of way line of Oregon State Highway No. 39; thence South 00°11'45" West along said Westerly right of way line, 457.31 feet to the Southerly right of way line of Klamath Irrigation District No. 19 drain and the point of beginning for this description; thence continuing South 00°11'45" West along said highway right of way line 874.74 feet to a 5/8 inch iron pin; thence leaving said highway right of way line North 89°45'37" West along the South line of the N1/2 SE1/4 of said Section 1, 1339.94 feet to the Easterly right of way line of said No. 19 drain; thence along said Easterly right of way line of No. 19 drain the following courses and distances; North 18°41'36" West, 481.11 feet; North 07°27'21" East, 327.34 feet; South 85°24'20" East, 249.91 feet; South 54°01'20" East, 307.20 feet; South 75°05'16" East, 622.54 feet; North 39°56'26" East, 547.45 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$305,000.00 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 26 day of July, 2021



Kelly M. McCall Personal Representative  
Kelly M. McCall Personal Representative for the Estate of  
Bobby B. Ross, Deceased.

STATE of Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on July, 26, 2021

By Kelly M. McCall as Personal Representative for the Estate of Bobby B. Ross deceased.

Notary Public for Klamath  
My commission expires Sept 27, 2024

Unofficial Copy