

2021-012354

Klamath County, Oregon

08/12/2021 02:16:00 PM

Fee: \$87.00

Grantor:

Robert Troy Flodeen, Personal Representative,
Estate of Ronnie Lee Flodeen
4057 Camellia Street
Springfield, OR 97478

Grantee:

Robert Troy Flodeen
4057 Camellia Street
Springfield, OR 97478

After recording, return to:

Lisa A. Blundon, Esq.
Lisa A. Blundon, P.C.
1144 Gateway Loop, Suite 230
Springfield, OR 97478

**Until a change is requested,
send tax statements to:**

Robert Troy Flodeen
Same as above

DEED OF PERSONAL REPRESENTATIVE

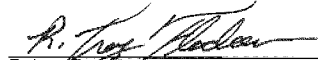
Robert Troy Flodeen, Personal Representative of the Estate of Ronnie Lee Flodeen, Grantor, conveys to Robert Troy Flodeen, Grantee, the real property described as follows:

Please See Exhibit A, Attached

The true and actual consideration for this conveyance is \$0.00 (Estate distribution pursuant to Klamath County, Oregon, Circuit Court case no. 20PB08904)

The subject real property is free from encumbrances except for those of record.

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.



Robert Troy Flodeen, Personal Representative of the
Estate of Ronnie Lee Flodeen, deceased, Grantor

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me the 29th day of July, 2021 by Robert Troy Flodeen, Personal Representative of the Estate of Ronnie Lee Flodeen, deceased.


Notary Public for Oregon

EXHIBIT "A"

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning, at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 28, Township 27 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; thence South along the East line thereof to the Westerly right of way line of U. S. Highway No. 97; thence Southerly along said right of way line to the South line of said Northwest quarter of the Southwest quarter of said Section 28; thence West 1250 feet, more or less, to the Southwest corner thereof; thence North 440 feet, more or less along the West line of said Section 28 to a point 880.00 feet South from the quarter corner on the West line of said Section 28; thence East 1260 feet, more or less, on a line parallel with the East-West center line of said Section 28 to a point Westerly and 20 feet perpendicular from said Westerly right of way line of said highway; thence Northerly on a line parallel with said right of way line to a point Westerly and 20 feet perpendicular from the East line of the Northwest quarter of the Southwest quarter of said Section 28; thence North parallel with said East line to the East-West center line of said Section 28; thence East 20 feet to the place of beginning.