



2021-012418
Klamath County, Oregon
08/13/2021 02:15:00 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Ronald Dane Elsmore, Deceased

2817 Rosemont Ave.

Medford, OR 97504

Grantee:

Laramie Brandt and Tami Dawn Scott

PO Box 451

Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Laramie Brandt and Tami Dawn Scott

PO Box 451

Bonanza, OR 97623

Until a change is requested all tax statements

shall be sent to the following address:

Laramie Brandt and Tami Dawn Scott

PO Box 451

Bonanza, OR 97623

File No. 477453AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12 day of August, 2021, by and between

Ronald D. Elsmore, Jr., the duly appointed, qualified and acting personal representative of the estate of Ronald Dane Elsmore, deceased, Probate Case No. 19PB09607, filed in Klamath County,

hereinafter called the first party, and

Laramie Brandt and Tami Dawn Scott, not as tenants in common but with rights of survivorship,

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 property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration paid for this transfer, stated in terms of dollars is \$370,000.00. 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.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 12 day of August, 2021

Ronald D. Elsmore Jr.
Personal Representative for the Estate of
Ronald Dane Elsmore, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 8/12, 2021

by Ronald D. Elsmore, Jr. as Personal Representative for the Estate of
Ronald Dane Elsmore

[Signature]
Notary Public for Oregon
My commission expires 10/23/2022

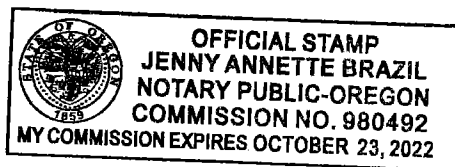


EXHIBIT "A"

PARCEL 1:

A tract of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 0°08' West a distance of 608.25 feet and North 89°52' West a distance of 870.51 feet from the East quarter corner of said Section 9, said point being the Southeast corner of parcel conveyed by Guy S. Troxel et. ux. to Ernest A. Darst et. ux., by Deed Volume 355 page 202; thence continuing North 89°52' West along the South line of said Darst parcel a distance of 209.0 feet; thence North 0°08' East a distance of 200.65 feet; thence South 89°52' East parallel to the South line of said Darst parcel a distance of 209.0 feet to the East line of said Darst parcel; thence South 0°08' West along the East line of said Darst parcel a distance of 200.55 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 0°08' West a distance of 608.25 feet and North 89°52' West a distance of 1095.51 feet from the East quarter corner of said Section 9, said point being the Southwest corner of parcel conveyed by Guy S. Troxel, et. ux. to Ernest A. Darst et. ux., by Deed Volume 355 page 202; thence North 0°08' East a distance of 431.65 feet; thence South 89°55' East a distance of 225.0 feet to the Northeast corner of said parcel; thence South 0°08' West along the East line of said parcel, a distance of 231.0 feet to a point; thence North 89°52' West a distance of 209.0 feet to a point; thence South 0°08' West parallel to the West line of said parcel, a distance of 200.65 feet, more or less, to the North line of a public roadway, thence North 89°52' West along said North line, a distance of 16.0 feet to the point of beginning.