



2021-012789
Klamath County, Oregon
08/20/2021 12:03:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Fred Nicholas Lutz, Jr.
717 Lincoln St.
Klamath Falls, OR 97601

Grantee:
Lawrence W. Clark & Barbara L. Clark
PO Box 7
Mountain Center, CA 92561

AFTER RECORDING RETURN TO:
Lawrence W. Clark & Barbara L. Clark
PO Box 7
Mountain Center, CA 92561

Until a change is requested all tax statements
shall be sent to the following address:
Lawrence W. Clark & Barbara L. Clark
22383 Hwy 70
Dairy, OR 97625

File No. 475286AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 19 day of August, 2021, by and between

Terry Henderson the duly appointed, qualified and acting personal representative of the **Estate of Fred Nicholas Lutz, Jr., deceased**, Probate Case No. 20PB07630, filed in Klamath County,
hereinafter called the first party, and

Lawrence W. Clark and Barbara L. Clark, 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:

Beginning at a point on the South line of the NE1/2 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89°41' West 663 feet from the Southeast corner of said NE1/4 NW1/4, said point of beginning being the point of beginning of the tract of land conveyed to M.T. Michael and Willette W. Michael by Deed recorded in Volume 259, page 150 of Klamath County, Oregon Deed Records; thence North 89°41' West along the South line of said NE1/4 NW1/4 a distance of 100 feet; thence North and parallel to the West line of said tract conveyed to said Michaels by said deed recorded in Volume 259 at page 150 to the center line of the Horsefly Irrigation District Ditch; thence Northeasterly along the centerline of said ditch to the Easterly line of said tract conveyed to said Michaels by said deed above described; thence South along the said Easterly line of said tract conveyed to said Michaels by deed above described to the point of beginning, the tract herein conveyed being the Easterly 100 feet of said tract conveyed to said Michaels by deed above described.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$185,000.00. 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 19 day of August, 2021

[Signature]
Personal Representative for the Estate of
Fred Nicholas Lutz, Jr., Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 8/19, 2021

by Terry Henderson as Personal Representative for the Estate of
Fred Nicholas Lutz, Jr.

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

