



THIS SPACE RESERVED FOR RECORD

2021-013897
Klamath County, Oregon
09/13/2021 03:47:01 PM
Fee: \$87.00

Grantor:
The Estate of Jeanette C. Humphrey, Deceased

Grantee:
Carter and Meranda Choate
P.O. Box 136
Merrill, OR 97633

AFTER RECORDING RETURN TO:
Carter and Meranda Choate
P.O. Box 136
Merrill, OR 97633

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

File No. 429032AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 10 day of September, 2021 by and between
Julie Grantom the duly appointed, qualified and acting personal
representatives of the estate of Jeanette C. Humphrey, deceased, Probate Case No. 21PB07142, filed in Klamath
County,
hereinafter called the first party, and

Carter John Choate and Meranda Lizebeth Choate, 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:

The Southwest Quarter of the Northwest Quarter and that portion of the Northwest Quarter of the Southwest Quarter lying and being Northerly of the main drain ditch in Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$350,000.00. 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 10 day of Sept, 2001

By: Julie Grantom
Julie Grantom, Personal Representative for the Estate of
Jeanette C. Humphrey, Deceased

STATE of OR, County of Klamath
This instrument was acknowledged before me on September 10, 2021

By Julie Grantom as Personal Representative for the Estate of Jeanette C. Humphrey, Deceased..

Notary Public for Oregon

My commission expires Dec 17 2021

