



2021-013908  
Klamath County, Oregon  
09/14/2021 08:47:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of John Wesley Kidd, II

Grantee:

David Spangler and Dillon Greenwell

AFTER RECORDING RETURN TO:

David Spangler and Dillon Greenwell

3301 Nancy Dr.

Auburn, CA 95602

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

Same as above

File No. 477940AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of September, 2021, by and between

**Deborah Jean Davis**, the duly appointed, qualified and acting personal representative of the estate of

**John Wesley Kidd, II**, deceased, Probate Case No. 0800381CV, filed in Klamath County,

hereinafter called the first party, and **David Spangler, as to an undivided 1/2 interest and  
Dillon Greenwell, as to an undivided 1/2 interest,**

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:

**SEE EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$180,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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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.

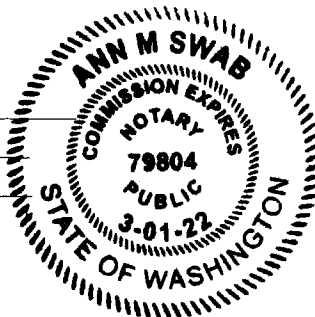
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7 day of September, 2021 Deborah Jean Davis  
Personal Representative for the  
John Wesley Kidd II, Deceased  
Deborah Jean Davis, Personal Representative for the  
John Wesley Kidd, II, Deceased.

STATE of Washington County of Clark ) ss.

This instrument was acknowledged before me on September 17, 2021  
by Deborah Jean Davis as Personal Representative for the Estate of John Wesley Kidd, II, Deceased.

[Signature]  
Notary Public for Washington  
My commission expires 3-1-22



## EXHIBIT "A"

477940AM

### Parcel 1:

Lot 6, Block 13, First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated North Street (Highway 70) and Third Street by Ordinance No. A-446, recorded December 18, 2006 in Instrument 2006-024961, Records of Klamath County, Oregon.

### Parcel 2:

Lot 7, Block 13, First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated North Street (Highway 70) and Third Street by Ordinance No. A-446, recorded December 18, 2006 in Instrument 2006-024961, Records of Klamath County, Oregon.

### Parcel 3:

Lots 8, 9, 10 and 11 in Block 13 of First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the North 25 feet of said Lot 11, conveyed by deed from Ishmael Dick and Gertle Dick, husband and wife, to Columbia Utilities Company, recorded September 24, 1947 in Book 211, page 445, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the South 70 feet of said Lot 8, conveyed by deed from Ishmael Dick and Gertle M. Dick, husband and wife, to Vienna Robinson MacManus recorded September 14, 1949 in Book 234, page 78, Deed Records of Klamath County, Oregon.

TOGETHER WITH that portion of vacated North Street (Highway 70) and Third Street by Ordinance No. A-446, recorded December 18, 2006 in Instrument 2006-024961, Records of Klamath County, Oregon.

### Parcel 4:

The South 70 feet of Lot 8, Block 13, First Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated North Street (Highway 70) and Third Street by Ordinance No. A-446, recorded December 18, 2006 in Instrument 2006-024961, Records of Klamath County, Oregon.