



2021-019274
Klamath County, Oregon
12/30/2021 11:10:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Robert L. Smart
PO Box 966
Roseburg, OR 97470

Grantee:
Walter F. Hughes and Spencer M. Hughes
5645 US Hwy 97 N
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Walter F. Hughes and Spencer M. Hughes
5645 US Hwy 97 N
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Walter F. Hughes and Spencer M. Hughes
5645 US Hwy 97 N
Klamath Falls, OR 97601

File No. 458140AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29th day of December, 2021, by and between
Cassandra Knight the duly appointed, qualified and acting personal representative of the estate of Robert L. Smart,
deceased, Probate Case No. 21PB05777, filed in Douglas County, see attached Exhibit 'B',
hereinafter called the first party, and
Walter F. Hughes and Spencer M. Hughes, 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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$35,000.00. However, the actual
consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-007C0-05200
3809-007C0-05200

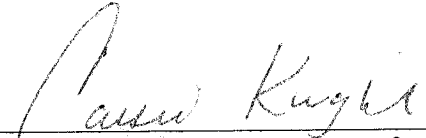
TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its
name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

458140AM

AFTER RECORDING RETURN TO: AMERITITLE
1435 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97470

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 29th day of December, 2021



Personal Representative for the Estate of
Robert L. Smart, Deceased.

STATE of OREGON, County of DOUGLAS) ss.

This instrument was acknowledged before me on December 29, 2021
by Cassandra Knight as Personal Representative for the Estate of Robert L. Smart (deceased).



Notary Public for OREGON
My commission expires October 13, 2025

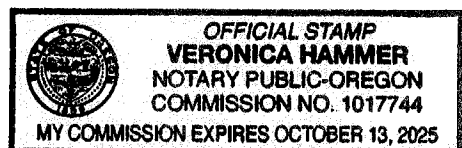


EXHIBIT 'A'

File No. 458140AM

Beginning at a point which lies North 89°49' West a distance of 976.04 feet and South 6°02' West a distance of 780.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence;

Continuing South 6°02' West a distance of 90.0 feet to a point; thence North 89°49' West to a point which lies on the Easterly right of way line of the new highway; thence North 11°36' West following the Easterly right of way line of the new highway to a point which lies North 89°49' West a distance of 598.6 feet, more or less, from the point of beginning; thence South 89°49' East a distance of 598.6 feet, more or less, to the point of beginning, said tract being situated in the N1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Exhibit 'B'

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF DOUGLAS
PROBATE DEPARTMENT

Case No: 21PB05777

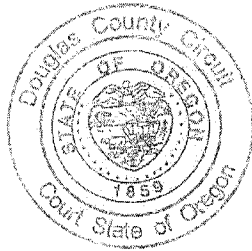
LETTERS OF ADMINISTRATION

In the Matter of the Estate of: Robert Lee Smart

STATE OF OREGON)
)ss.
County of Douglas)

THIS CERTIFIES that Cassandra Knight has/have been appointed and is/are at the date hereof the duly appointed, qualified and acting administrator(s) of the estate of ROBERT LEE SMART, deceased, and that no will of the decedent has been proved in this court.

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Douglas, in which proceedings for administration upon the estate are pending, do hereby subscribe my name and affix the seal of this Court on this the 21st day of July, 2021.



DOUGLAS COUNTY CIRCUIT COURT

Signed: 7/21/2021 02:47 PM

A handwritten signature in black ink, appearing to read "J. Wattman", written over a horizontal line.

J. Wattman, Circuit Court Clerk

I certify that this copy of the Letters is a true, full and correct copy of the original Letters filed with this court.

I further certify that the Letters are still in full force and have not been revoked or set aside.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of this Court this _____ day of _____, 20____.

DOUGLAS COUNTY CIRCUIT COURT

By: _____
Court Clerk