

2022-000187
Klamath County, Oregon
01/06/2022 09:58:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:
The Estate of Pamela McEldowney
1176 SE Shelton St
Dallas, OR 97338

Grantee:
Jessica Katherine Todd
23770 S Poe Valley Rd
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Jessica Katherine Todd
23770 S Poe Valley Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Jessica Katherine Todd
23770 S Poe Valley Rd
Klamath Falls, OR 97603

File No. 508651AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 3rd day of January, 2022, by and between Sean D. Williamson the duly appointed, qualified and acting personal representative of the estate of Pamela McEldowney, deceased, Probate Case No. 20PB07868, filed in Klamath County, hereinafter called the first party, and

Jessica Katherine Todd,

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 \$475,000.00. 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 3rd day of January, 2022

Sean D. Williamson

Personal Representative for the Estate of

Pamela McEldowney, Deceased.

STATE of Oregon, County of Polk) ss.

This instrument was acknowledged before me on January 3, 2022

by Sean D. Williamson as Personal Representative for the Estate of Pamela McEldowney.

Diane C. DuPont

Notary Public for State of Oregon

My commission expires 8-28-2022

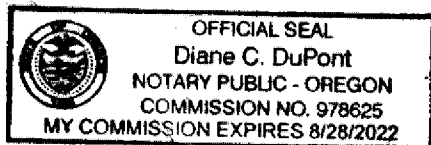


EXHIBIT 'A'

File No. 508651AM

Unsurveyed Parcel 2, Land Partition 36-08 being a replat of a portion of Parcel B of Minor Land Partition 81-06, situated in the NE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Together with property situated in the N1/2 of Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded February 5, 2009 in Instrument 2009-001359, Records of Klamath County, Oregon.