



2022-000746
Klamath County, Oregon
01/19/2022 02:41:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:
The Estate of Marjorie Oakes
101 Bradford Ct.
Billingsley, AL 36006

Grantee:
James F. Staats
40001 Modoc Point Rd.
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:
James F. Staats
40001 Modoc Point Rd.
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
James F. Staats
40001 Modoc Point Rd.
Chiloquin, OR 97624

File No. 518110AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12th day of January, 2022, by and between

Jennifer Leigh Lambert the duly appointed, qualified and acting personal representative of the estate of **Marjorie Oakes**, deceased, Probate Case No. 21PB09018, filed in Klamath County, hereinafter called the first party, and

James F. Staats,

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 the North 1/4 corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 56' 41" East on the North line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South 11° 51' 08" East, on said right of way line a distance of 334.42 feet to the true point of beginning of the description herein; thence continuing South 11° 51' 08" East along the Westerly right of way of said Highway No. 62, 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South 5° 48' 34" East a distance of 660.21 feet from the North line of said Section 31; thence North 5° 48' 34" West on said East right of way line a distance of 330.10 feet; thence East to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the cemetery, conveyed to Lobert Cemetery Association, Inc. by deed from the United States of America recorded October 10, 1960 in Book 324, page 479, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$100,000.00. 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 18 day of Jan., 2022

Jennifer Leigh Lambert
Jennifer Leigh Lambert, Personal Representative for the
Estate of Marjorie Oakes, Deceased.

STATE of Ala, County of Autauga) ss.

This instrument was acknowledged before me on 1/18/22, 2022
by Jennifer Leigh Lambert as Personal Representative for the Estate of Marjorie Oakes.

Notary Public for Ala
My commission expires 1/5/26

