

2022-001299

Klamath County, Oregon

01/31/2022 02:43:01 PM

Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

James Northcutt and Carrie Northcutt
27666 Hwy 50
Merrill, OR 97633

Grantors:

Susan G. Myers, Co-Personal Representative
of the Estate of Dale A. Newnham
14665 NW Pheasant Hill Road
McMinnville, OR 97128

Dale J. Newnham, Co-Personal Representative
of the Estate of Dale A. Newnham
1407 W. Dolores Road
Phoenix, AZ 85086

Grantees:

James Northcutt and Carrie Northcutt
27666 Hwy 50
Merrill, OR 97633

DEED OF PERSONAL REPRESENTATIVE

Susan G. Myers and Dale J. Newnham, Co-Personal Representatives of the Estate of Dale A. Newnham, deceased (Klamath County Circuit Court Case No. 21PB01111), Grantors, convey to James Northcutt and Carrie Northcutt, tenants by the entirety, Grantees, its interest in the following described real property located in Klamath County, Oregon:

Government Lots 12 and 13, Section 18, Township 41 South, Range 12 East of the Willamette Meridian, also known as Farm Unit E., according to the Farm Unit Plat.

EXCEPTING THEREFROM that portion conveyed to Great Northern Railway Company by Deed dated April 27, 1931, recorded April 27, 1931 in Deed Volume 95, Page 147, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$402,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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

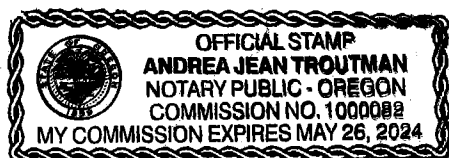
IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 24th day of January, 2022.

Susan G. Myers, Co-Personal Representative
Susan G. Myers, Co-Personal Representative
of the Estate of Dale A. Newnham, deceased.

STATE OF OREGON)
) ss.
County of Yamhill)

Personally appeared, Susan G. Myers, Co-Personal Representative of the Estate of Dale A. Newnham, deceased, on this 24th day of January, 2022, and acknowledged the foregoing to be her true act and deed. Before me: Andrea Jean Troutman



A. Troutman
Notary Public for Oregon
My commission expires: 05/26/2024

Dated this ____ day of January, 2022.

Dale J. Newnham, Co-Personal Representative
of the Estate of Dale A. Newnham, deceased.

STATE OF ARIZONA)
) ss.
County of Maricopa)

Personally appeared, Dale A. Newnham, Co-Personal Representative of the Estate of Dale A. Newnham, deceased, on this ____ day of _____, 2022, and acknowledged the foregoing to be her true act and deed. Before me:

Notary Public for Arizona
My commission expires: _____

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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this ____ day of January, 2022.


Susan G. Myers, Co-Personal Representative
of the Estate of Dale A. Newnham, deceased.

STATE OF OREGON)
) ss.
County of Yamhill)

Personally appeared, Susan G. Myers, Co-Personal Representative of the Estate of Dale A. Newnham, deceased, on this ____ day of _____, 2022, and acknowledged the foregoing to be her true act and deed. Before me:

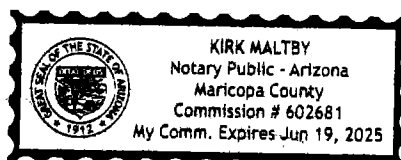
Notary Public for Oregon
My commission expires: _____


Dated this 26 day of January, 2022.


Dale J. Newnham, Co-Personal Representative
of the Estate of Dale A. Newnham, deceased.

STATE OF ARIZONA)
) ss.
County of Maricopa)

Personally appeared, Dale ^{J.A.} Newnham, Co-Personal Representative of the Estate of Dale A. Newnham, deceased, on this 26th day of January, 2022, and acknowledged the foregoing to be ~~her~~ ^{his} true act and deed. Before me: Kirk Maltby
his




Notary Public for Arizona
My commission expires: June 19, 2025