



2022-004602
Klamath County, Oregon
04/12/2022 10:05:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:
Estate of Raymond Paul Rohrbacker
255 Bellerive Rd
Eagle Point, OR 97524

Grantee:
Donald C Rohrbacker
14625 Cheyne Rd
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Donald C Rohrbacker
14625 Cheyne Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Donald C Rohrbacker
14625 Cheyne Rd
Klamath Falls, OR 97603

File No. 522862AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8 day of April, 2022, by and between

Denise F. Woodman the duly appointed, qualified and acting personal representative of the estate of Raymond Paul Rohrbacker, deceased, Probate Case No. 20PB00666, filed in Klamath County,

hereinafter called the first party, and

Donald C Rohrbacker as to an an undivided 1/3 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 Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$335,000.00. 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.

af

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 8 day of April, 2022

Denise F. Woodman

Denise F. Woodman Personal Representative for the Estate
of

Raymond Paul Rohrbacker, Deceased.

STATE of OR, County of Klamath ss.

This instrument was acknowledged before me on April 8, 2022

by Denise F. Woodman as Personal Representative for the Estate of Raymond Paul Rohrbacker.

[Signature]

Notary Public for OR

My commission expires 11/21/2025



EXHIBIT 'A'

PARCEL 1:

The following described property in Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon:

The N1/2 NW1/4 of said Section 21 lying South and West of the Great Northern Railroad right of way; EXCEPT any portion thereof lying within the boundaries of McCulley Road. (Co. road #1173)

PARCEL 2:

A parcel of land situate in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at a brass cap monument on the South line of Section 16, Township 41 South, Range 12 East, Willamette Meridian which marks the Section corner common to Sections 20 and 21; thence North $89^{\circ} 24' 52''$ West 67.3 feet, more or less, to the Southwest corner of said Section 16; thence Northerly along the West line of Section 16, 693.0 feet to a point; thence South $89^{\circ} 24' 52''$ East 1,631 feet, more or less, to a point on the Southwesterly right-of-way line of the Burlington Northern Railroad, as the same is presently located and constructed, thence Southeasterly along said right-of-way line 938 feet, more or less, to its intersection with the South line of Section 16; thence North $89^{\circ} 24' 52''$ West 2,192.8 feet, more or less, to the point of beginning.

PARCEL 3:

Government Lots 1 and 12, Section 20, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4:

Government Lots 4 and 6 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.