



2022-010168

Klamath County, Oregon

08/22/2022 10:53:02 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Joann M. Hobbs, Personal Representative of  
The Estate of Leila Helen Baker  
2445 Lindley Way  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Damon Langley and  
Michelle Langley  
2841 Patterson  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Damon Langley and  
Michelle Langley  
2841 Patterson  
Klamath Falls, OR 97603

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 18<sup>th</sup> day of August, 2022, by and between **Joann M. Hobbs**, the duly appointed, qualified and acting personal representative of the estate of Leila Helen Baker deceased, Klamath County Circuit Court Case No. 22PB01247, hereinafter called the first party, and Damon Langley and Michelle Langley, as Tenants by the Entirety, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

A portion of Lot 22 of TOWNSEND TRACTS, according to the official plat thereof on file with the office of the County Clerk, Klamath County, Oregon, more particularly described:

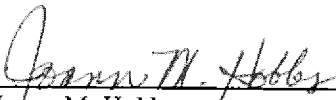
Beginning at the Northwest corner of Townsend Tract No. 22, thence running in a easterly direction along the Northerly boundary of said Tract 22, 75 feet; thence in a southerly direction and parallel to the westerly boundary of said Tract 22, 165 feet; thence in a westerly direction along the southerly boundary of said Tract 22, 75 feet; thence in a northerly direction along the Westerly boundary of said Tract 22, 165 feet to the place of beginning.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$170,000.00.

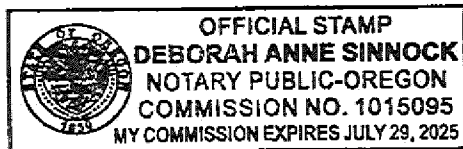
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

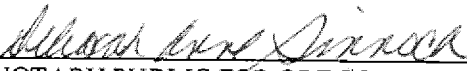
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Joann M. Hobbs,  
Personal Representative

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 18<sup>th</sup> day of August, 2022, by Joanne M. Hobbs, as personal representative of the Estate of Leila Helen Baker.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 7.29.25