



08/23/2022 02:21:45 PM Fee: \$87.00

Returned at Counter

After recording, return to: Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Cheri D. Brewer and Ron Brewer 30866 Transformer Road Malin, OR 97632

Grantor:
Cheri D. Brewer, Personal Representative
of the Estate of Mary Jo Cummins
30866 Transformer Road
Malin, OR 97632

Grantees:
Cheri D. Brewer and Ron Brewer
30866 Transformer Road
Malin, OR 97632

DEED OF PERSONAL REPRESENTATIVE


Cheri D. Brewer, Personal Representative of the Estate of Mary Jo Cummins, deceased (Klamath County Circuit Court Case No. 21PB10273), Grantor, conveys to Cheri D. Brewer and Ron Brewer, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

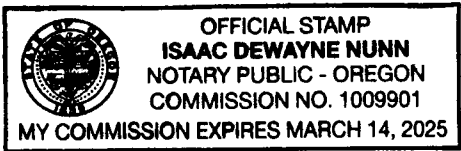
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 OWNERWS, 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 18 day of August, 2022.


Cheri D. Brewer, Personal Representative of the
Estate of Mary Jo Cummins, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Cheri D. Brewer, Personal Representative of the Estate of Mary Jo Cummins, deceased, on this 18th day of August, 2022, and acknowledged the foregoing to be her true act and deed.
Before me:



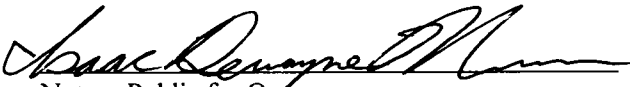

Notary Public for Oregon
My commission expires: March 14, 2025

Exhibit A

Real property located in Klamath County, Oregon, more commonly described as follows:

Parcel 1: A parcel of land situated in the NW1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East-West centerline of said Section 4, from which the center 1/4 corner bears South 89°30'16" West 691.52 feet; thence North 89°30'16" East 221.20 feet to a 5/8 inch rebar with plastic cap on the approximate Westerly line of the Malin Irrigation District highline ditch; thence Southerly along the said Westerly line generally along the following courses: South 21°10'03" East 137.18 feet, South 29°49'46" East 193.29 feet, South 04°31'59" West 114.20 feet, South 03°55'35" West 109.06 feet, South 05°20'46" East 105.13 feet and South 16°47'56" East 46.34 feet to a 5/8 inch rebar with plastic cap; thence North 89°56'19" West 374.29 feet; thence North 00°03'41" East 665.00 feet to the point of beginning, with bearings based on recorded survey No. 3651 as recorded in the office of the Klamath County Surveyor.

Parcel 2: A parcel of land situated in the NW1/4 SE1/4 and the SE1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C1/4 corner of said Section 4; thence North 89°30'16" East 691.52 feet; thence South 00°03'41" West 665.00 feet to the True Point of Beginning of this description; thence continuing South 00°03'41" West 664.26 feet to the South line of the said NW1/4 SE 1/4; thence Easterly along said South line to the Northwest corner of the SE1/4 SE1/4 of said Section 4; thence Southerly to the Southwest corner of said SE1/4 SE1/4; thence Easterly along the South line of said SE1/4 SE1/4 to a point on the Westerly line of the Malin Irrigation District highline ditch; thence Northwesterly along the Westerly line of said ditch to a 5/8 inch rebar with plastic cap from which the True Point of Beginning bears North 89°56'19" West 374.29 feet; thence North 89°56'19" West 374.29 feet to the True Point of Beginning, with bearings based on the recorded survey No. 3651 in the office of the Klamath County Surveyor.