



2022-010899
Klamath County, Oregon
09/08/2022 10:59:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Virginia Barker, Northwest Baptist Foundation

Grantee:
Marilyn Spofford

AFTER RECORDING RETURN TO:
AmeriTitle, LLC
300 Klamath Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Joseph Paul Jones
273 West Oregon Ave.
Klamath Falls, OR 97601

File No. 486416AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of September, 2022, by and between
Ashley E. Seuell, Secretary, Northwest Baptist Foundation the duly appointed, qualified and acting personal
representative of the estate of Virginia Barker, deceased, Probate Case No. 19PB06401, filed in Marion County,
hereinafter called the first party, and

Marilyn Spofford,

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:

Parcel 1:

**Lot 5 in Block 37 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

Parcel 2:

**Lot 6 in Block 37 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is Distribution of Estate. 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 1st day of September, 2022

x Ashley E. Seuell
Ashley E. Seuell, Secretary, Northwest Baptist Foundation
Personal Representative for the Estate of Virginia Barker
Deceased.

STATE of Washington, County of Clark) ss.

This instrument was acknowledged before me on September 1, 2022

by Ashley E. Seuell, Secretary, Northwest Baptist Foundation as Personal Representative for the Estate of Virginia Barker.

Robin E. Smith
Notary Public for Washington
My commission expires 4/25/2023

