



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of June B. Chaney aka Beverly Mattingly aka June
Mattingly

Grantee:
Chaney Real Estate Development, Inc.
219 S. California St. #5
Lodi, CA 95240

AFTER RECORDING RETURN TO:
Chaney Real Estate Development, Inc.
219 S. California St. #5
Lodi, CA 95240

Until a change is requested all tax statements
shall be sent to the following address:
Chaney Real Estate Development, Inc.
219 S. California St. #5
Lodi, CA 95240

File No. 537890AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 30th day of August, 2022, by and between
William Todd Mattingly the duly appointed, qualified and acting personal representative of the estate of Estate of
June B. Chaney aka Beverly Mattingly aka June Mattingly, deceased, Probate Case No. 21PB04818, filed in
Klamath County,
hereinafter called the first party, and

Chaney Real Estate Development, Inc., a California corporation,

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:

**Lots 50 and 51, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

**EXCEPTING THEREFROM all that portion conveyed to Klamath County by document Recorded
December 2, 1963 in Volume 349 page 474, Klamath County Deed Records.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$20,000.00. 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.

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 6th day of September, 2022

Estate of June B. Chaney aka Beverly Mattingly aka June Matting

By: William Todd Mattingly
William Todd Mattingly, Personal Representative

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

County of Placer

On September 6, 2022 before me, Karen Garcia, notary Public
(Insert name and title of the officer)

personally appeared William Todd Mattingly, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Garcia (Seal)

