

**2022-011805**

**Klamath County, Oregon**

**09/30/2022 02:48:01 PM**

**Fee: \$92.00**

Return To:



After Recording Return to:

**Molly Freund**  
**149471 Midstate Road**  
**La Pine OR 97739**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE18255 / 561719AM**

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 22 day of September, 2022, by and between

**Candice Stephens, the duly appointed, qualified and acting personal representative of the ESTATE OF TIMOTHY G. STEPHENS, deceased, under State of Oregon, Circuit Court of Klamath County Case #19PB07881;** hereinafter called the first party, and

**Renay Arlene Freund and Gary Dean Freund, as tenants by the entirety and Molly Freund, not as tenants in common but with the rights of survivorship,**

hereinafter called the second party; WITNESSETH:

The true and actual consideration for this transfer is **\$325,000.00**.

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**(Account #136294 / 56520, Map #2310016D000500)**

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

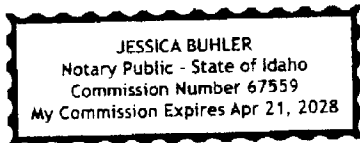
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

Dated: 9/22 /2022

By: [Signature] p.f.  
Candice Stephens, Personal Representative

STATE OF IDAHO County of Ada ) ss

On 9/22 /2022, personally appeared the above named **Candice Stephens, Personal Representative for the estate of Timothy G. Stephens,** and acknowledged the foregoing instrument to be Her voluntary act and deed.



Before me: Jessica Buhler [Signature]  
Notary Public for Idaho

My commission expires: 04/21/2028

Official Seal

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The N1/2 S1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM that portion thereof described as follows:

A parcel of land in the Northeast part of the N1/2 S1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a #5 X 48" steel rod set along the West line of Kurtz Road 30 feet from the centerline thereof, from which the SE1/4 corner of said Section 16 bears South 02° 53' 27" East 487.98 feet; thence South 88° 47' 02" West, 504.53 feet to a point, being a #5 X 48" steel rod; thence North 00° 28' 33" East 161.26 feet to a point, being a #5 X 48" Steel rod; thence North 88° 38' 09" East 504.51 feet to a point along said West line of Kurtz Road and 30 feet from the centerline thereof, being a 2" X 60" steel pipe; thence South 00° 27' 19" West 162.57 feet to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Midstate Road.