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RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2022-012301

Klamath County, Oregon

10/14/2022 11:06:02 AM

Fee: \$87.00

GRANTOR'S NAME:

Estate of Eric B. Ritchey, deceased

GRANTEE'S NAME:

Double Diamond Development, LLC an Oregon limited liability
company

AFTER RECORDING RETURN TO:

Double Diamond Development, LLC an Oregon limited liability
company
PO Box 1259
Rogue River, OR 97537

SEND TAX STATEMENTS TO:

Double Diamond Development, LLC an Oregon limited liability
company
PO Box 1259
Rogue River, OR 97537

R307849, R307885, R307876, R308054, R307858 and R308018
27629 Push Kin Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Deserie Lee Jolley, the duly appointed, qualified and acting personal representative of the estate of Eric B. Ritchey, deceased, pursuant to proceedings filed in Circuit Court for Jackson County, Oregon, Case No. **22PB07578**, Grantor, conveys to **Double Diamond Development, LLC an Oregon limited liability company**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

See Attached Exhibit 'A'

The true consideration for this conveyance is Nine Hundred Seventy-Five Thousand And No/100 Dollars (\$975,000.00).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Eric B. Ritchey, deceased

By: Deserie Lee Jolley
Deserie Lee Jolley, Personal Representative

10-13-2022
Date

State of Oregon
County of Jackson

This instrument was acknowledged before me on 10-13-22 by Deserie Lee Jolley as personal representative for the Estate of Eric B. Ritchey, deceased.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11-17-25



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 2 in Block 1 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

TOGETHER WITH that portion of Push-kin Street which inured thereto.

ALSO TOGETHER with an easement for ingress and egress more particularly described in Deed Volume M86, page 2444, recorded February 10, 1986.

PARCEL 2:

A parcel of land situated in Lot 1 in Block 1 of Arrowhead Village according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 14°21' East 149.846 feet along the West line of said lot; thence South 65°51' East 26.22 feet to intersection with the East line of said lot; thence South 16°31' West 39.03 feet along said East line; thence continuing along said East lot line South 2°11'45" West 117.5 feet, more or less, to the Southeast corner thereof; thence North 65°51' West 49.83 feet along the Southerly line of said lot to the true point of beginning.

Together with that portion of the Easterly one-half of vacated Pushkin Street which, inures by law thereto.

PARCEL 3:

Lot 4 in Block 2 of Arrowhead Village Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with 1/2 of vacated Push-Kin Street and Chink-Tolk Street which inures to.

PARCEL 4:

Lot 3, Block 1, Arrowhead Village Subdivision in Section 3, Township 36 South, Range 6 East, Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with 1/2 of vacated Push-Kin Street and Chink-Tolk Street which inures to.

PARCEL 5:

Lot 5, Block 2 of Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with 1/2 of vacated Push-Kin Street and Chink-Tolk Street which inures to.