

<p><b>Grantor:</b> Janice Fix, Personal Representative Estate of Richard Allen Fix 7311 Burl Lane Waldport, OR 97394</p> <p><b>Grantee:</b> Janice Fix 7311 Burl Lane Waldport, OR 97394</p> <p><b>After recording return to:</b> Janice Fix 7311 Burl Lane Waldport, OR 97394</p> <p><b>Until a change is requested send all tax statements to:</b> Janice Fix 7311 Burl Lane Waldport, OR 97394</p>	SPACE RESERVED FOR RECORDERS USE
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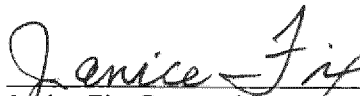
**DEED OF PERSONAL REPRESENTATIVE**

Janice Fix, the duly appointed, qualified, and acting personal representative of the Estate of Richard Allen Fix, deceased, in the Lincoln County Circuit Court Case No. 21PB00120, Grantor, hereby conveys to Janice Fix, Grantee, the real property located in Klamath County, Oregon and described on the attached and incorporated Exhibit A.

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.

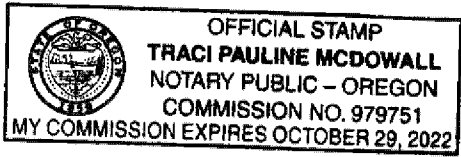
The true consideration for this conveyance is \$0.00. (Estate Distribution) (See ORS 93.030.)

Dated this 13<sup>th</sup> day of September, 2022.

  
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Janice Fix, Personal Representative  
In the Matter of the Estate of Richard Allen Fix  
Lincoln County Circuit Court Case No. 21PB00120

State of Oregon )  
 ) ss.  
County of Lincoln )

This instrument was acknowledged before me on this 13<sup>th</sup> day of September, 2022, by Janice Fix, Personal Representative, as her voluntary act and deed.



*Traci Pauline McDowall*  
Notary Public for Oregon  
My commission expires *10/29/22*

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EXHIBIT A

S1/2, NE1/4, SW1/4, NW1/4 of Section 19, Township 25 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon. Five acres more or less. Subject to a thirty feet (30 ft.) wide easement along East boundary, and a fifteen feet (15 ft.) wide easement along South boundary, for mutual roadway use. Subject to a power utility easement. Subject to other easements, reservations and restrictions of record.

Account No.: 160881

Tax Map: 2508-01900-03600

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