

Returned at Counter
Oakes Law

PERSONAL REPRESENTATIVE DEED

Chanda Hartt, Claiming Successor
Grantor

Chanda Hartt
1600 Palm Ave, Spc 70
San Diego, CA 92154
Grantee

After recording return and Send Tax Statements to:
Chanda Hartt
1600 Palm Ave, Spc 70
San Diego, CA 92154

2022-013308
Klamath County, Oregon

00308607202200133080010010

11/15/2022 09:44:59 AM

Fee: \$82.00

2022-013385
Klamath County, Oregon



00308692202200133850020021

11/16/2022 02:22:33 PM

Fee: \$87.00

DEED OF PERSONAL REPRESENTATIVE

Re-recorded at request of Karen Oakes to correct deed at 2022-013308 to include
CONSIDERATION: No consideration has been given or paid for this transfer, the purpose being ^{Exh. A.} attachment
to transfer property for estate distribution.

Chanda Hartt, the duly appointed, qualified and acting personal representative of the Estate of James Harry Hartt, deceased, Klamath County Probate Number 22PB04548, grantor, hereby conveys to Chanda Hartt, the grantee, that real property situated in Klamath County, Oregon described as follows:

See EXHIBIT "A"

More commonly known as 2427 Orchard Ave, Klamath Falls, Oregon 97601.
Map/Tax: R-3809-033AD-01100-000 / 481678

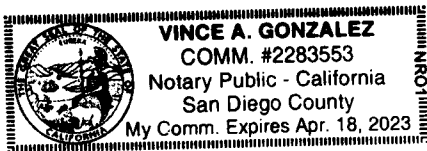
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Estate of James Harry Hartt

Dated: 11-10-22


Chanda Hartt, Personal Representative

STATE OF California, County of SAN DIEGO ss.
This instrument was acknowledged before me on this 10th day of NOVEMBER, 2022 by Chanda Hartt, personal representative.




Notary Public
My Commission Expires: 04/18/2023

EXHIBIT "A"

PARCEL 1:

That portion of Lot 5, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 18 feet West from the most Northeasterly corner of said Lot 5, on the U. S. Government Canal right of way; thence Westerly along said Canal 11 feet and 3 inches to a stake in H. E. Delaney's line; thence Southerly 98 feet to a stake in said Delaney's line on U. S. Lateral B Canal; thence Southeasterly along said Lateral B Canal 62 feet and 6 inches to a stake in R. E. Atkinson's line; thence Northwesterly to the place of beginning.

TOGETHER WITH that portion of property as described in Quitclaim Deed M-75 at Page 8945 which inures to the above described property.

PARCEL 2:

That portion of Lot 4, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING 50 feet from the Westerly end thereof, described as follows:

Beginning at a point in the South line of said Lot 4, 50 feet East of the Southwest corner thereof, and running thence East and Northeast along the Southerly boundary of said Lot 4, 72.1 feet to the Southerly line of the U. S. Government B Lateral Canal right of way; thence Northwesterly along said right of way line to a point 50 feet East at right angles from the West line of said Lot 4; thence South, 53.4 feet to the place of beginning.

TOGETHER WITH that portion of property as described in Quitclaim Deed Volume M-75 at Page 8945, which inures to the above described property.