

2022-013867

Klamath County, Oregon



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12/01/2022 01:15:44 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff  
620 Main Street  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Randy McNeilly  
2807 Lower River Road  
Grants Pass, OR 97526

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE is made this 29<sup>th</sup> November Re day of ~~October~~, 2022, by and between **Randy Gene McNeilly**, the duly appointed, qualified and acting personal representative of the **Estate of Susan Kay McNeilly**, deceased (Klamath County Circuit Court Case No. 22PB01483), hereinafter called the first party, and **Randy Gene McNeilly, Richard James McNeilly, and Tracy Lynn Fenton**, her devisees, hereinafter together 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 second party and the second party's heirs, successors-in-interest, in these proportions:

Randy Gene McNeilly, an undivided one-half,  
Richard James McNeilly, an undivided two-fifths, and  
Tracy Lynn Fenton, an undivided one-tenth;

and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property in the County of Klamath, State of Oregon, described as follows:

**A piece or parcel of land situate in the N 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point in the Westerly boundary of said Section 11, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears North 0° 13 1/2 minutes West 1662.5 feet distant and running thence South 0° 13 1/2 minutes East along the said Westerly boundary of Section 11, 107.5 feet; thence North 89° 42 minutes East 240 feet, more or less, to a point in the center line of the U.S. Klamath Project No. 1 C 9A Drain; thence Northerly along the center line of said drain to its intersection with the center line of a 60 foot roadway; thence South 89° 44 1/2 minutes West along the center line of the said roadway 214.3 feet, more or less, to the point of beginning.**

**EXCEPTING THEREFROM that portion lying within the right of way of Denver Avenue.**

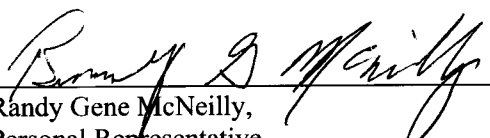
**ALSO EXCEPTING THEREFROM that portion lying within the right of way of Summers Lane.**

**TO HAVE AND TO HOLD** the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Estate of Susan Kay McNeilly, Klamath County Circuit Court Case No. 22PB01483.

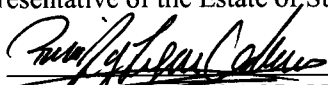
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

  
Randy Gene McNeilly,  
Personal Representative

STATE OF OREGON; County of Josephine ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of November, 2022, by Randy Gene McNeilly, as personal representative of the Estate of Susan Kay McNeilly.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: May 19, 2025

