

2022-014017

Klamath County, Oregon



00309427202200140170030036

12/06/2022 10:42:04 AM

Fee: \$92.00

GRANTOR NAME AND ADDRESS:

Estate of Joyce Marilyn Maxwell
John Clayton Maxwell, Co-Personal Representative
PO Box 1255
Ferndale, California 95536

Marian Lee (Maxwell) Young, Co-Personal Representative
2014 SW Sunrise Cir
Troutdale, Oregon 97060

GRANTEE NAME AND ADDRESS:

John Clayton Maxwell
PO Box 1255
Ferndale, California 95536

Marian Lee (Maxwell) Young
2014 SW Sunrise Cir
Troutdale, Oregon 97060

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 2nd day of December, 2022 by and between, **John Clayton Maxwell and Marian Lee (Maxwell) Young, Co-Personal Representatives of the Estate of Joyce Marilyn Maxwell, deceased, Klamath County Circuit Court Case No. 21PB01750** hereinafter called the First Party and **John Clayton Maxwell and Marian Lee (Maxwell) Young**, as tenants in common, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

The North half of North half of South half of Southeast quarter of Southeast quarter of Section twelve (12) in Township thirty-nine (39) South of Range nine (9) East of the Willamette Meridian

Map No. 3909-012DD-00900 Account #567390

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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, AND 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 said First Party has executed this instrument the 28th day of November, 2022.


John Clayton Maxwell, Co-Personal Representative of the
Estate of Joyce Marilyn Maxwell

STATE OF CALIFORNIA)
) ss.
County of Humbolt)

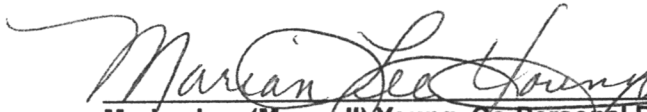
This record was acknowledged before me on the ____ day of _____, 2022 before me _____ personally appeared **John Clayton Maxwell, Co-Personal Representative of the Estate of Joyce Marilyn Maxwell**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

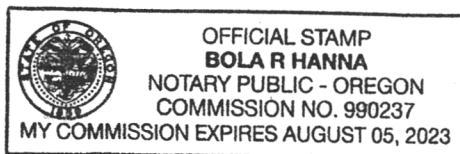
Notary Acknowledgement
Attached

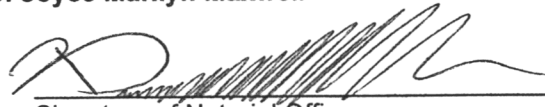
Signature of Notarial Officer
Notary Public for the State of California
My Commission Expires: _____


Marian Lee (Maxwell) Young, Co-Personal Representative of
the Estate of Joyce Marilyn Maxwell

STATE OF OREGON)
) ss.
County of Multnomah)

This record was acknowledged before me on the 2nd day of December, 2022 by **Marian Lee (Maxwell) Young, Co-Personal Representative of the Estate of Joyce Marilyn Maxwell**





Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: Aug 5th, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Humboldt

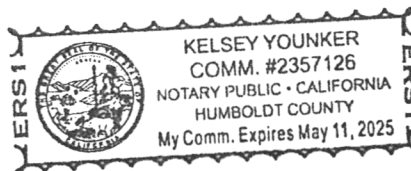
On Nov. 28, 2022 before me, Kelsey Younger, Notary Public, personally appeared John Clayton Maxwell

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



(seal)

OPTIONAL INFORMATION

Date of Document

Nov. 28, 2022 (signed)

Type or Title of Document

Personal Representative's Deed

Number of Pages in Document

2