

2023-000680

Klamath County, Oregon



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02/01/2023 10:14:51 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Jason C. Broesder
Attorney at Law, LLC
770 S. Front Street, Suite 100
Central Point, OR 97502

SEND TAX STATEMENTS TO GRANTEE:

Stephen Andrew Graham
13121 NE 89th Street
Vancouver, WA 98682

PERSONAL REPRESENTATIVE'S DEED

Melinda June Mauritsen, the duly appointed, qualified and acting Personal Representative of the Estate of Elsie Luese Davis, Grantor, conveys to Stephen Andrew Graham, as Tenants in Common, Grantees, the following described real property (the "Property") located in Klamath County, Oregon, described as follows:

A portion of Block 24, being Lot 15 and a portion of Lot 14 in said Block 24, ELDORADO HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49 degrees 50' East, along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary a distance of 167.8 feet, to the TRUE POINT OF BEGINNING; thence continuing Southeasterly along the arc of the said Southwest boundary, 54.7 feet; thence North 57 degrees 03' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from said Southwesterly boundary, a distance of 62.78 feet; thence South 53 degrees 14' West, along the extended radius of said curve, 110.0 feet, more or less, to the true point of beginning.

This conveyance is executed pursuant to a Limited Judgment Allowing Partial Distribution made and entered in the matter of said Decedent's Estate on the 13th day of December, 2022, and there is no consideration given by the Grantor as the conveyance is pursuant to a Court Order.

The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

PERSONAL REPRESENTATIVE'S DEED

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 (Definitions for ORS 92.010 to 92.190) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

DATED this 19th day of December, 2022.

Melinda June Mauritsen, PREP
Melinda June Mauritsen, Personal
Representative of the
Estate of Elsie Luese Davis

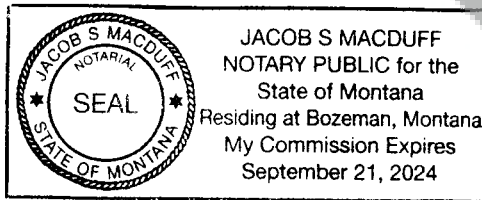
STATE OF MONTANA)

) ss.

Dec. 19th, 2022

County of Gallatin)

Personally appeared before me this above-named Melinda June Mauritsen, Personal Representative of the Estate of Elsie Luese Davis, and acknowledged the foregoing was her voluntary act and deed.



Jacob S MacDuff
Notary Public for Montana

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