



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
Estate of Sarah Marie Takacs  
4314 LaHabra Way  
Klamath Falls, OR 97603

Grantee:  
Alexander McKenzie  
PO Box 371  
Sprague River, OR 97639

AFTER RECORDING RETURN TO:  
Alexander McKenzie  
PO Box 371  
Sprague River, OR 97639

Until a change is requested all tax statements  
shall be sent to the following address:  
Alexander McKenzie  
PO Box 371  
Sprague River, OR 97639

File No. 578038AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 17th day of February 2023, by and between  
Patricia M. Baldini the duly appointed, qualified and acting personal representative of the estate of Sarah Marie Drier who also appears of record as Sarah Marie Takacs, deceased, Probate Case No. 22PB01288, filed in Klamath County,  
hereinafter called the first party, and  
**Alexander McKenzie,**

hereinafter 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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**See Attached Exhibit 'A'**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$21,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.  
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 17 day of Feb, 2023

Patricia M. Baldini

Patricia M. Baldini Personal Representative for the Estate

of

Sarah Marie Drier who also appears of record as Sarah Marie Takacs, Deceased.

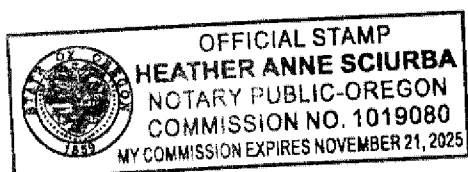
STATE of OR, County of Klamath ) ss.

This instrument was acknowledged before me on Feb 17 2023, 2023

by Patricia M. Baldini as Personal Representative for the Estate of Sarah Marie Drier who also appears of record as Sarah Marie Takacs.

[Signature]

Notary Public for Klamath Falls OR  
My commission expires Nov 21 2025



## **EXHIBIT 'A'**

File No. 578038AM

A portion of the SW1/4 NW1/4 of Section 8, 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 SW1/4 NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0°43' West 250 feet from the one quarter corner common to Sections 7 and 8 of said Township and Range; thence East 305.3 feet to a point; thence North 265.18 feet, more or less, to the most Southerly corner of a parcel of land described in a deed filed in Book 181 at page 175, Deed Records of Klamath County, Oregon; thence North 45°09 1/2' West 300 feet, more or less, to the Southeasterly right of way line of the Weed-Klamath Falls Highway, as the same is now located and constructed; thence South 44°50 1/2' West along said right of way line 138 feet, more or less, to its intersection with the West line of Section 8, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°43' East along said line, 379 feet, more or less, to the point of beginning.

LESS AND EXCEPT portion deeded to the State of Oregon by and through its State Highway Commission in Book M-68 at Page 1184 and in Deed to Klamath County in Book M-85 at Page 2695, Microfilm Records of Klamath County, Oregon.

AND a portion of the SE1/4 NE1/4 of Section 7, 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 on the East line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 0°43' West 250 feet from the one quarter corner common to Sections 7 and 8 of said Township and Range; thence West 346 feet, more or less, to the Southeasterly right of way line of the Dalles-California Highway, as the same is now located and constructed; thence Northeasterly along said right of way line to its intersection with the East line of said Section 7; thence South 0°43' East along said Section line to the point of beginning.

LESS AND EXCEPT portion deeded to the State of Oregon, by and through its State Highway Commission in Book M-68 at Page 1184 and in Deed to Klamath County in Book M-85 at Page 2695, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a piece of parcel of land situate in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an existing iron pipe on the East line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, from which the quarter section corner common to Sections 7 and 8 of said Township and Range bears South 0°43' East 250.0 feet distant, said point also being on the Southerly boundary of that parcel of land conveyed in Book 358 at Page 52, Deed Records of Klamath County, Oregon; thence West along the Southerly boundary of said parcel 97.85 feet distant to a 5/8 inch iron and the true point of beginning of this description; thence continuing West 179.65 feet to a 5/8 inch iron pin in the Easterly right of way line of the Weed-Klamath Falls Highway, as the same is presently located on the ground; thence North 20°41'20" West along said right of way line 45.9 feet to a 5/8 inch aluminum capped iron pin stamped O.S.H.D.; thence North 43°18'10" East along the Southeasterly right of way line of said Highway 180.0 feet to a 5/8 inch iron pin; thence South 22°38' East 188.4 feet, more or less to the point of beginning.