

2023-001918

Klamath County, Oregon

03/21/2023 08:28:01 AM

Fee: \$87.00

After recording, please send to:

Toni E. Blanton and Terri N. Claridge
35929 S. Chiloquin Road
Chiloquin, OR 97624

* Please also send tax statements to above address.

SITUS: 35929 S. Chiloquin Road, Chiloquin, OR 97624

PERSONAL REPRESENTATIVE'S DEED

Stefanie Virgil-Hawk, Personal Representative of the Estate of Sarah Adeline Blanton, deceased, Klamath County Circuit Court Case No. 22PB08649, Grantor, hereby grants, bargains, sells, and conveys to Toni E. Blanton and Terri N. Claridge, Grantees the real property and improvements located in Klamath County, Oregon that is legally described as follows:

See Exhibit A.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 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 (Definitions for ORS 92.010 to 92.192) 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, grantors have executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

Stefanie Virgil-Hawk
Stefanie Virgil-Hawk, Grantor

State of Oregon }
County of Klamath

The above-mentioned person, **Stefanie Virgil Hawk**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on March 20, 2023.

Michelle Baumgart
Notary Public for Oregon
My Commission Expires April 17, 2026

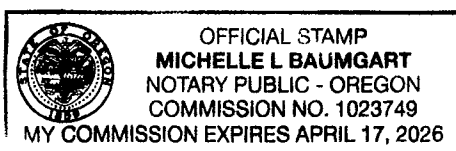


Exhibit A

The SW $\frac{1}{4}$ of the West half of Lot 20 in Section 9, Township 35 South, Range 7 E., W.M., Klamath County, Oregon, and more particularly described as follows: Beginning at the Southwest corner of said Lot 9; thence N. 0 deg. 14'15" E., along the West line of said Lot, a distance of 328.65 feet to an iron pin; thence S. 89 deg. 57'50" E. a distance of 333.18 feet to an iron pin; thence S. 0 deg. 11'28" W. a distance of 329.05 feet to an iron pin on the South line of said Lot 9; thence N. 89 deg. 53'45" W., along said South line, a distance of 333.44 feet to an iron pin and the point of beginning. LESS AND EXCEPTING that portion lying within the right of way of State Secondary Highway #422.

SUBJECT TO: Reservations in deed from United States National Bank of Portland et al to Klamath Lumber & Box Co., Inc., recorded July 2, 1959, in Vol. 313, page 726, deed records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.