



2023-001957  
Klamath County, Oregon  
03/22/2023 10:49:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
The Heirs and Devisees of Flora B. Student, Deceased  
231 Rockglen Rd  
Folsom, CA 95630

Grantee:  
Jim Evans and Gene Kastner  
765 South Grive Loop  
Jefferson, OR 97352

AFTER RECORDING RETURN TO:  
Jim Evans and Gene Kastner  
765 South Grive Loop  
Jefferson, OR 97352

Until a change is requested all tax statements  
shall be sent to the following address:  
Jim Evans and Gene Kastner  
765 South Grive Loop  
Jefferson, OR 97352

File No. 548966AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12 day of March, 2023, by and between  
Richard Miller the duly appointed, qualified and acting personal representative of the estate of John A. Miller,  
deceased, Probate Case No. 23PB02124, filed in Klamath County,  
hereinafter called the first party, and

**Jim Evans and Gene Kastner, Not as Tenants in Common, but with right of survivorship**

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 \$\$28,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-019B0-01100

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 March, 2023

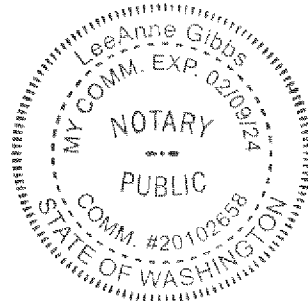
Richard Miller <sup>Personal</sup> Representative  
Richard Miller Personal Representative for the Estate of  
John A. Miller, Deceased.

STATE of Washington County of Ferry ) ss.

This instrument was acknowledged before me on March 17, 2023

by Richard Miller as Personal Representative for the Estate of John A. Miller.

Lee Anne Gibbs  
Notary Public for Washington State  
My commission expires 02/09/2024



**EXHIBIT 'A'**

File No. 548966AM

Government Lot 2 in Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described parcels:

**PARCEL A:**

A tract of land beginning at a point 330 feet South of the North section corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence East 460 feet parallel to the North Section line of said Section 19; thence South 1700 feet parallel to the West Section line of said Section 19; thence West 460 feet to the West Section line of said Section 19; thence North along said Section line 1700 feet to the point of beginning, all in the Northwest quarter of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL B:**

A tract of land situated in Government Lot 2, NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the North section corner between Sections 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along section line between Sections 24 and 19, 2030 feet to the place of beginning; thence East 460 feet parallel to the North section line of Section 19; thence South 270 feet parallel to the West section line of Section 19; thence West 460 feet; thence North along common section line of Sections 19 and 24, 270 feet to the point of beginning, all in the NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL C:**

Beginning at a point two thousand one hundred and sixty feet (2160') South of the North Section corner between Section Twenty Four (24), Township Twenty-Three (23) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon and Section Nineteen (19), Township Twenty-Three (23) South, Range Ten (10) East of the Willamette Meridian, Klamath County, Oregon thence East four hundred sixty feet (460') parallel to the North Section line of said Section Nineteen (19), thence South two hundred feet (200') parallel to the West section line of said Section Nineteen (19), thence West four hundred sixty (460') feet to the West section line of said Section Nineteen (19), thence North two hundred feet (200') along said section line to the point of beginning.