

2023-002562

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of Kerry Lynn Himelwright
Sherry Lee Himelwright, Personal Representative
3950 Barry Avenue
Klamath Falls, Oregon 97603



00313449202300025620020023

04/10/2023 09:53:36 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Sherry Lee Himelwright
3950 Barry Avenue
Klamath Falls, Oregon 97603

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
3950 Barry Avenue
Klamath Falls, Oregon 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 7 day of April, 2023 by and between **Sherry Lee Himelwright, Personal Representative of the Estate of Kerry Lynn Himelwright, deceased, Klamath County Circuit Court Case No. 22PB07999** hereinafter called the First Party and **Sherry Lee Himelwright**, Individually, 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 on Attachment A, attached hereto and included by reference as though fully set forth.

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.

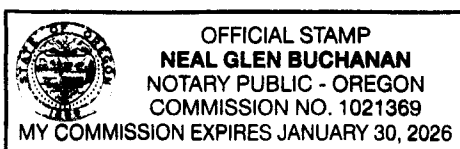
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 7th day of April, 2023.

Sherry Lee Himelwright
Sherry Lee Himelwright, Personal Representative of the
Estate of Estate of Kerry Lynn Himelwright

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 7th day of April, 2023 by **Sherry Lee Himelwright, Personal Representative of the Estate of Estate of Kerry Lynn Himelwright.**



Neal G. Buchanan
Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 1-30-26

ATTACHMENT A

PARCEL 1:

A parcel of land lying in Lots 45 and 46 in Block G of HOMECREST, a platted subdivision in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at a point on the Northeastly line of Crest Street (Faircrest Street on the official plat of Homecrest), said point being 20 feet Southeastly along the Northeastly line of Crest Street from the Northwest corner of said Lot 46; thence South 45°00' East along the Northeastly line of Crest Street 98.0 feet; thence North 51°38'30" East 59.33 feet; thence North 26°00' West 83.0 feet, more or less, to the Southeastly corner of that certain parcel of land conveyed to James H. Lane, et ux, by deed recorded in Vol. 322, page 113, Klamath County Deed Records; thence South 63°00' West 87.6 feet to the point of beginning.

PARCEL 2:

A parcel of land lying in lots 45 and 46, Block G of HOMECREST, a platted subdivision of Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the Northwest corner of Lot 46, Block G of HOMECREST; thence South 45° East 20 feet to a point; thence North 63° East 87.6 feet to the true point of beginning of the tract to be hereinafter described; thence North 49° East 88 feet to a point; thence Southerly parallel to the East line of Homecrest 106.5 feet, said point being on the Northerly boundary of the tract of land conveyed to Robert D. Cummins, et ux, by deed recorded March 30, 1962, in Deed Book 336, page 378; thence South 51°38'30" West 43 feet to a point; thence North 26° West 83 feet to the true point of beginning.

PARCEL 3:

A parcel of land located in Lots 44, 45, and 46, Block "G", Homecrest, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 44 of said Block "G"; thence East, along the North line of said Lot 44, 123.66 feet to the true point of beginning; thence South 26°00' East, 194.00 feet to the Northwest corner of a parcel of land described in parcel No. 2 of Volume 338, page 465 of the Deed Records of Klamath County; thence North 49°00' East, along the North boundary of said parcel, 88.0 feet; thence Southerly, parallel with the East boundary of Homecrest, 106.5 feet to the North boundary of a parcel of land described in Volume M67, Page 7313 of the Deed Records of Klamath County; thence North 51°38' East, along the North boundary of said parcel, 18.0 feet to the East boundary of Homecrest; thence North 0°27'30" West, along the East boundary of Homecrest, 217.4 feet, more or less to the Northeast corner of Lot 44; thence West, along the North line of Lot 44, 177.34 feet, more or less to the true point of beginning.