



2023-002788
Klamath County, Oregon
04/14/2023 02:12:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of John Mark Johnston
23625 Rosewood Lane
Sprague River, OR 97639

Grantee:

Brad Hodgson and Paula Crowder
PO Box 306
Sweet Home, OR 97386

AFTER RECORDING RETURN TO:

Brad Hodgson and Paula Crowder
PO Box 306
Sweet Home, OR 97386

Until a change is requested all tax statements
shall be sent to the following address:
Brad Hodgson and Paula Crowder

PO Box 306
Sweet Home, OR 97386

File No. 578163AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13 day of March, 2023 by and between

Jennifer Elizabeth Johnston the duly appointed, qualified and acting personal representative of the estate of John Mark Johnston, Probate Case No. 22PB07066, filed in Klamath County,

hereinafter called the first party, and

Brad Hodgson and Paula Crowder, as tenants by the entirety,

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:

Lot 10 in Block 1 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$120,000.00. 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:

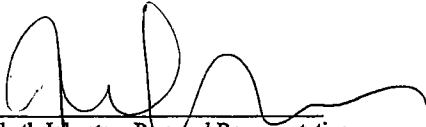
3510-035B0-03200 273830

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.

AmeriTitle 578163AM

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.

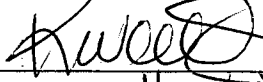
Executed this 13 day of April, 2023


Jennifer Elizabeth Johnston Personal Representative
for the Estate of John Mark Johnston

STATE of Hawaii, County of Kauai, ss.

This instrument was acknowledged before me on April 13, 2023

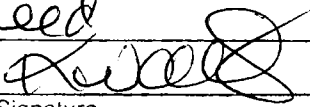
by Jennifer Elizabeth Johnston as Personal Representative for the Estate of John Mark Johnston.


Notary Public for Hawaii K Wallis
My commission expires 10-25-23

Doc. Date: undated # Pages 2

Notary Name: K. Wallis Fifth Circuit

Doc. Description Personal Representatives

Deed
 4-13-23
Notary Signature Date

