

2023-004045

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff
620 Main Street
Klamath Falls OR 97601



00315193202300040450020020

05/26/2023 11:35:34 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Peggy Jacobus, Personal Representative of
The Estate of Joyce Marie Jacobus
405 Highway 422
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Judy Dahl
735 Echohawk Way
Eagle, ID 83616

SEND TAX STATEMENTS TO:

Judy Dahl
735 Echohawk Way
Eagle, ID 83616

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 25 day of May, 2023, by and between **Peggy Jacobus**, the duly appointed, qualified and acting personal representative of the estate of Joyce Marie Jacobus, deceased, hereinafter called the first party, and **Judy Dahl**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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, described as follows, to-wit:

The S1/2 of S1/2 of NE1/4 of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, EXCEPTING THEREFROM that portion of said S1/2 of S1/2 of NE1/4 lying Easterly of the U.S. Highway No. 97, Klamath County, Oregon.

Excepting therefrom all subsurface rights, except water, to the heirs of Francis Isaac as reserved in Patent recorded June 4, 1958, in Deed Volume 299 at page 616.

Excepting therefrom rights of Pacific Telephone and Telegraph Co., as disclosed by Patent recorded June 4, 1958, in Deed Volume 299 at page 616.

LESS AND EXCEPTING certain real property described in the Warranty Deed from Leroy A. Jacobus and Joyce M. Jacobus to State of Oregon, by and through its Department of Transportation, recorded on March 21, 1990 at Vol. M90, Page 5255, Klamath County Records.

Property ID: 196031

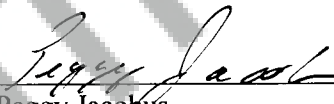
Map Tax Lot: 3407-028A0-01800

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Joyce Marie Jacobus, Klamath County Circuit Court Case No. 21PB07602.

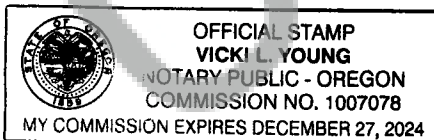
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.


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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Peggy Jacobus,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25th day of ^{may}~~April~~, 2023, by Peggy Jacobus, as personal representative of the Estate of Joyce Marie Jacobus.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024