

RECORDING REQUESTED BY:


Western Title & Escrow
497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

The Estate of Shirley Y. Horton

GRANTEE'S NAME:

Ibraheem Yousef Saleh

AFTER RECORDING RETURN TO:

Ibraheem Yousef Saleh
1410 Homedale Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Ibraheem Yousef Saleh
1410 Homedale Road
Klamath Falls, OR 97603

450390 and 3809-035DC-00300
1410 Homedale Road, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Candee Lee Morris, the duly appointed, qualified and acting personal representative of the estate of Shirley Y. Horton, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **23PB01567**, Grantor, conveys to **Ibraheem Yousef Saleh**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

North half of Lot 62, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County recorded December 5, 1963 in Book 349, Page 511, Deed Records.

ALSO The Northerly 10 feet of the South half of Lot 62, FAIR ACRES SUBDIVISION NO 1, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom that portion conveyed to Klamath County by instrument recorded 349 at Page 511 Deed Records of Klamath County, Oregon. (PLA28-96)

The true consideration for this conveyance is Three Hundred Fifty-Nine Thousand And No/100 Dollars (\$359,000.00).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Amerititle # 599716AM

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Shirley Y. Horton

By: Candee Lee Morris
Candee Lee Morris, Personal Representative

8/9/23
Date

State of Oregon
County of Klamath

This instrument was acknowledged before me on 8/9/2023 by Candee Lee Morris, as Personal Representative for The Estate of Shirley Y. Horton.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/22/24



EXHIBIT "A"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Taxes assessed under Code No. 041 Account No. 450390 Map No. 3809-035DC-00300

The 2023-2024 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Drainage District

Special Assessment disclosed by the Klamath tax rolls:

For: North Shasta Lighting District

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

(No inquiry has been made)

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or

assessments levied by said District and pipeline easements in connection therewith.

(No inquiry has been made)

The provisions contained in Deed,

Recorded: July 7, 1937,

Volume: 110, page 453