



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Jeanette Clata Humphrey

20990 Merrill Pit Road

Klamath Falls, OR 97603

Grantee:

Balin Ranches LLC, an Oregon limited liability company

13600 Homedale Rd

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Balin Ranches LLC, an Oregon limited liability company

13600 Homedale Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Balin Ranches LLC, an Oregon limited liability company

13600 Homedale Rd

Klamath Falls, OR 97603

File No. 515664AM

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 24th day of August 2023, by and between

Julie Grantom the duly appointed, qualified and acting personal representative of the estate of Jeanette C. Humphrey also known as Jeanette Clata Humphrey also known as Jeanette Clayta Humphrey, Deceased, deceased, Probate Case No. 21PB07142, filed in Klamath County,

hereinafter called the first party, and

**Balin Ranches LLC, an Oregon limited liability company,**

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 \$\$400,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 24<sup>th</sup> day of Aug, 20 23

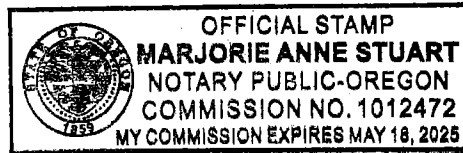
Julie Granton  
Julie Granton Personal Representative for the Estate of  
Jeanette C. Humphrey also known as Jeanette Clata  
Humphrey also known as Jeanette Clayta Humphrey,  
Deceased

STATE of OR, County of Klamath ss.

This instrument was acknowledged before me on 24<sup>th</sup> Aug, 20 23

by Julie Granton as Personal Representative for the Estate of Jeanette C. Humphrey also known as Jeanette Clata Humphrey  
also known as Jeanette Clayta Humphrey, Deceased.

Notary Public for Klamath County  
My commission expires 5/18/25



\* Marjorie Anne Stuart

TKS

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

The East half of the Southeast quarter of Section 23 and the Northeast quarter of the Northeast quarter of Section 26, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

**Parcel 2:**

The Northwest quarter of the Northwest quarter, the South half of the Northwest quarter and the North half of the Southwest quarter of Section 24, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 3:**

The South half of the Southwest quarter of Section 24 and the North half of the Northwest quarter of Section 25 Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

**Parcel 4:**

The Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 25, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.