

2023-009228

Klamath County, Oregon

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00321361202300092280050051

10/26/2023 10:42:14 AM

Fee: \$102.00

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

JANICE FIX

PO BOX 908

YACHATS OR 97498

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

DEED OF PERSONAL REPRESENTATIVE

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

ESTATE OF RICHARD ALLEN FIX

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

JANICE FIX

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

JANICE ~~FOX~~ FIX

PO BOX 908

YACHATS OR 97498

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of: GRANTOR

To correct: LEGAL DESCRIPTION

Previously recorded in Book/Volume 2022 and Page 13253

, or as Fee number _____

2022-013253

Klamath County, Oregon

11/14/2022 08:27:04 AM

Fee: \$92.00

Grantor:

Janice Fix, Personal Representative
Estate of Richard Allen Fix
7311 Burl Lane
Waldport, OR 97394

SPACE RESERVED FOR RECORDERS USE

Grantee:

Janice Fix
7311 Burl Lane
Waldport, OR 97394

After recording return to:

Janice Fix
7311 Burl Lane
Waldport, OR 97394

Until a change is requested send all tax statements to:

Janice Fix
7311 Burl Lane
Waldport, OR 97394

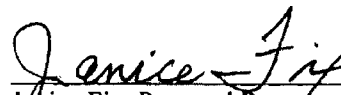
DEED OF PERSONAL REPRESENTATIVE

Janice Fix, the duly appointed, qualified, and acting personal representative of the Estate of Richard Allen Fix, deceased, in the Lincoln County Circuit Court Case No. 21PB00120, Grantor, hereby conveys to Janice Fix, Grantee, the real property located in Klamath County, Oregon and described on the attached and incorporated Exhibit A.

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.

The true consideration for this conveyance is \$0.00. (Estate Distribution) (See ORS 93.030.)

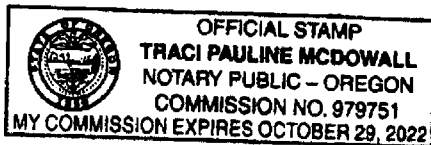
Dated this 13th day of September, 2022.



Janice Fix, Personal Representative
In the Matter of the Estate of Richard Allen Fix
Lincoln County Circuit Court Case No. 21PB00120

State of Oregon)
) ss.
County of Lincoln)

This instrument was acknowledged before me on this 13th day of September, 2022, by Janice Fix, Personal Representative, as her voluntary act and deed.



Traci Pauline McDowall
Notary Public for Oregon
My commission expires 10/29/22

EXHIBIT A

S1/2, NE1/4, SW1/4, NW1/4 of Section 19, Township 25 South, Range 8 East, of the Willamette Meridian, Klamath County, Oregon. Five acres more or less. Subject to a thirty feet (30 f.t.) wide easement along East boundary, and a fifteen feet (15 f.t.) wide easement along South boundary, for mutual roadway use. Subject to a power utility easement. Subject to other easements, reservations and restrictions of record.

Account No.: 160881

Tax Map: 2508-01900-03600



State of Oregon

County of Klamath

I hereby certify that instrument #2022-013253,
recorded on 11/14/2022, consisting of 3 page
1st, is a correct copy as it appears on record at
the Klamath County Clerk's office.

Rachelle Long, Klamath County Clerk

Date: October 26th, 2023

Rachelle Long

1278-19836

1-174

54638

WARRANTY DEED-SURVIVORSHIP

Vol. 773 Page 19836

KNOW ALL MEN BY THESE PRESENTS, That Patrick K. Curran & Lynda L. Curran, 4880 Liberty Road, Dallas, Oregon 97338, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard Allen Fix & Janice 933 Elizabeth Street, Eugene, Oregon 97402, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot #20: S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19, T2P25S, R8E, W.M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement along East boundary, and a fifteen foot (15 ft.) wide easement along South boundary, for mutual road-way use. Subject to a power utility easement. Subject to reservations and restrictions of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,250.00.

(The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.130.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of _____, 1978. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, attach corporate seal)

STATE OF OREGON,

County of Polk

6-21-1978

Personally appeared the above named Patrick K. Curran & Lynda L. Curran

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 5-16-82.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the forer is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires: (OFFICIAL SEAL)

Patrick K. Curran & Lynda L. Curran
4880 Liberty Road,
Dallas, Oregon 97338

Richard Allen Fix & Janice Gail Fix
933 Elizabeth Street,
Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix
933 Elizabeth Street,
Eugene, Oregon 97402

Mr. & Mrs. Richard Allen Fix
933 Elizabeth Street,
Eugene, Oregon 97402

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of September, 1978, at 4:15 o'clock P.M. and recorded in book M78 on page 19836 or at file number 54638. Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

Wm. D. Milne
Recording Officer
Deputy

Fee \$3.00