



2023-009708
 Klamath County, Oregon
 11/09/2023 09:22:01 AM
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
 Estate of Betty May Ralph also known as Betty M. Ralph,
 deceased

911 Daffodil Ridge Dr.
 O Fallon, MO 63366

Grantee:
 Jeffrey W. Morris

3557 Farm Hill Blvd #5
 Redwood, CA 94061
 City

AFTER RECORDING RETURN TO:
 Jeffrey W. Morris

3557 Farm Hill Blvd #5
 Redwood City CA 94061

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

Jeffrey W. Morris
 No change

File No. 608921AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 2 day of November, 2023, by and between Joseph D. Chartrand the duly appointed, qualified and acting personal representatives of the estate of Betty May Ralph also known as Betty M. Ralph, deceased, Probate Case No. 23PB00809, filed in Klamath County, hereinafter called the first party, and

Jeffrey W. Morris,

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 **\$396,000.00**. 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 2 day of NOVEMBER, 2023

Joseph D. Chartrand

Joseph D. Chartrand, Personal Representative for the Estate of Betty May Ralph also known as Betty M. Ralph, Deceased.

STATE of MISSOURI, County of ST. CHARLES) ss.

This instrument was acknowledged before me on NOV 2, 2023

by Joseph D. Chartrand as Personal Representative for the Estate of Betty May Ralph also known as Betty M. Ralph.

Donna Shanks

Notary Public for MISSOURI
My commission expires 5-28-27

DONNA SHANKS
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Charles County
My Commission Expires 5/28/27
Commission # 19743261

Unofficial Copy

EXHIBIT 'A'

All that portion of the E1/2 NW1/4 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies Northeasterly of the East Langell Valley Road.

All that portion of Tract 7, RIVERSIDE TRACTS, in the County of Klamath, State of Oregon, lying Northeasterly of said road. TOGETHER WITH all that portion of Tract 8, RIVERSIDE TRACTS, described as follows:

From the section corner common to Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, South 536.5 feet and East 3269.2 feet to the point in the Northeasterly right of way line of the Bonanza-Langell Valley Road (East Langell Valley Road) and the true point of beginning; thence North 21°49' East, 706.0 feet to the South bank of Lost River; thence Northwesterly along the South bank of Lost River to a point on the West line of the SE1/4 SW1/4 of Section 11; thence Southerly along said West line 82.0 feet to the North side of the Bonanza-Langell Valley Road; thence Southeasterly along the Northeast side of said road, parallel to the center line to the point of beginning.

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