



2023-010463
Klamath County, Oregon
12/06/2023 01:52:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Margie K. Ramsey

PO Box 428
Gladstone OR 97027

Grantee:

Roseann Lorrin Rose

8187 Hwy 66

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Roseann Lorrin Rose

8187 Hwy 66

Klamath Falls, OR 97601

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

Roseann Lorrin Rose

8187 Hwy 66

Klamath Falls, OR 97601

File No. 613465AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5th day of December, 2023, by and between

Kylie Rodgers the duly appointed, qualified and acting personal representative of the estate of Margie K. Ramsey,
deceased, Probate Case No. 23PB05432, filed in Klamath County,

hereinafter called the first party, and

Roseann Lorrin Rose,

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:

A portion of the SW1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW1/4 of NW1/4; thence Southwesterly along said line of Highway 850 feet to the Southeast corner of the property herein conveyed; thence North 40° West 400 feet; thence Southwesterly and parallel to said line of Highway 200 feet; thence South 40° East 400 feet to said line of Highway; thence Northeasterly along said line 200 feet to the place of beginning, being the Southeast corner of property conveyed herein.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$202,000.00. 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 5th day of December, 2023

Kylie Rodgers, Personal Representative
Kylie Rodgers Personal Representative for the Estate of
Margie K. Ramsey, Deceased.

STATE of Oregon, County of Marion) ss.

This instrument was acknowledged before me on December 5th, 2023

by Kylie Rodgers as Personal Representative for the Estate of Margie K. Ramsey.

Jennifer Ann Upton
Notary Public for Oregon
My commission expires 8/22/2026

