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Klamath County, Oregon



03/07/2024 02:29:44 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE DEED

LaFretta Witherell, Personal Representative

Grantor

LaFretta Witherell

3736 Hope Street

Klamath Falls, OR 97603

Grantee

After recording return and Send Tax Statements to:

Grantee

DEED OF PERSONAL REPRESENTATIVE

CONSIDERATION: No consideration has been given or paid for this transfer, the purpose being to transfer property for estate distribution.

LaFretta Witherell, the duly appointed, qualified and acting personal representative of the Estate of Michael William Witherell, deceased, Klamath County Probate Number 23PB04726, grantor, hereby conveys to LaFretta Witherell, the grantee, that real property situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as EXHIBIT "A"

More commonly known as: 3736 Hope Street, Klamath Falls, Oregon 97603.

Map/Tax lot #: 3909-011BD-05800/ 552333

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.

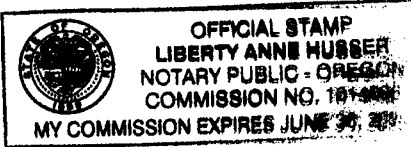
Estate of Michael William Witherell

Dated: 3-6-24.

LaFretta Ann Witherell, Grantor
LaFretta Witherell, Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on this 6 day of March, 2024 by LaFretta Witherell, personal representative.



Liberty Hussein

Notary Public

My Commission Expires: June 30, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS," Subdivision; thence South 89° 50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of said Subdivision, a distance of 201.90 feet to an iron pin on the Westerly right of way line of Hope Street; thence North 0° 17' East along said Westerly line of Hope Street a distance of 194.72 feet to an iron pin on the true point of beginning of this description; thence continuing North 0° 17' East along said Westerly line of Hope Street a distance of 97.41 feet to an iron pin; thence South 89° 59' 30" West parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 137.88 feet to an iron pin; thence South 0° 06' 30" West a distance of 97.41 feet to an iron pin; thence North 89° 59' 30" East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, a distance of 137.59 feet to the true point of beginning of this description.