



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Mary Jo Dixon
26161 HWY 70
Bonanza, OR 97623

Grantee:
Criss Duncan
PO Box 64
Malin, OR 97632

AFTER RECORDING RETURN TO:
Criss Duncan
PO Box 64
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Criss Duncan
PO Box 64
Malin, OR 97632

File No. 621589AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 11 day of March 2024, by and between
Cheri Noble the duly appointed, qualified and acting personal representative of the estate of Mary Jo
Dixon, deceased, Probate Case No. 23PB02850, filed in Klamath County,
hereinafter called the first party, and

HB IC.
Criss Duncan,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration paid for this transfer, stated in terms of dollars is \$286,000.00.
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 11 day of March, 2024

Cheri L. Noble P.R.
Cheri Noble Personal Representative for the Estate of
Mary Jo Dixon, Deceased.

STATE of OREGON County of KLAMATH) ss.

This instrument was acknowledged before me on MARCH 11, 2024

by Cheri Noble as Personal Representative for the Estate of Mary Jo Dixon.

Emily Coe
Notary Public for OREGON
My commission expires 9/27/2025



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in vacated Tract 29B and the vacated road on the easterly side thereof, East Bonanza Subdivision, in the NE1/4 SE1/4 of Section 10, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows, to wit:

Beginning at a 5/8 inch iron pin on the South line of the County Road and on the East line of said Section 10, said point being South 00°29'00" East a distance of 30.00 feet from the East one-fourth corner of said Section 10; thence, West along the South line of the County Road a distance of 144.00 feet; thence South 00°29'00" East, parallel with the East line of said Section 10 a distance of 249.34 feet to the North bank of Lost River; thence, South 78°42'00" East along the North bank of Lost River a distance of 44.95 feet to a 5/8" iron pin; thence, South 70°32'30" East along the North bank of Lost River a distance of 106.38 feet to a 5/8 inch iron pin on the East line of said Section 10; thence North 00°29'00" West along the East line of said Section 10 a distance of 293.57 feet to the point of beginning.

Along with the following: Beginning at the Northeasterly corner of that property described in deed volume M79, page 4268 of the deed rolls of Klamath County, Oregon; thence South 00°23'37" East a distance of 249.32 feet; thence North 78°36'36" West a distance of 5.07 feet; thence North 00°10'50" East a distance of 248.32 feet; thence South 89°54'37" East a distance of 2.48, to the point of beginning.