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Fee: \$92.00

After recording, return to:
Brandsness, Brandsness & Rudd,
P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantor:

Lee R. Sukraw, Personal Representative
of the Estate of Louise A. Holst
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantees:

Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Lee R. Sukraw, Personal Representative of the Estate of Louise A. Holst, deceased (Klamath County Circuit Court Case No. 23PB07395), Grantor, conveys its interest to Sukraw Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 14 day of March, 2024.

Lee R. Sukraw, Personal Representative of the
Estate of Louise A. Holst, deceased

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared, Lee R. Sukraw, Personal Representative of the Estate of Louise A. Holst, deceased, on this 14 day of March, 2024, and acknowledged the foregoing to be his true act and deed. Before me:



Notary Public for Oregon
My commission expires: 3.16.27

Notary Public for Oregon

My commission expires: 3-16-27

Exhibit A

Parcel 3: That portion of the NW1/4NE1/4 lying westerly from the right of way of the Modoc Northern Railway and all of the NE1/4NW1/4, Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM, a Tract of land situated in the NW1/4NE1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin at the intersection of the Southwest boundary of the county road and the Southerly boundary of the USBR drain ditch, said point being Westerly a distance of 694.00 feet and South 33 degrees 16' East a distance of 119.5 feet from the USGLO brass cap monumenting the East 1/16 corner common to Sections 22 and 27; thence South 33 degrees 16' East along the Southwest boundary of the county road a distance of 352.23 feet to an iron pin; thence East 252.72 feet to an iron pin; thence North 00 degrees 08' West a distance of 298 feet to a point; thence South 86 degrees 41' East along a drain ditch, a distance of 60.3 feet, more or less, to the point of beginning.

Parcel 4: The SW1/4NW1/4 and the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following portion of said NW1/4NW1/4, to wit:

Beginning at the intersection of the North line of said Section 27 and the centerline of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the Northwest corner of said Section 27; thence West along North line of said Section 27, a distance of 427.0 feet, more or less, to the Northwest corner of said Section 27; thence South along West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on centerline of aforementioned drain; thence Northwesterly along centerline of said drain to the point of beginning and also SAVING AND EXCEPTING from said SW1/4NW1/4 that portion thereof which lies Southwesterly of the NO. 1 Drain which crosses said SW1/4NW1/4 of Section 27. SAVING AND EXCEPTING the following described portion: a Parcel of land lying in the NW1/4NW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the West line of Section 27, 621 feet south from the Northwest corner thereof; thence South along the West Section line 300 feet; thence East 363 feet; thence North parallel to the West Section line 300 feet to a point due East to the point of beginning; thence West 363 feet, more or less, to the point of beginning.