

2024-003967

Klamath County, Oregon



00328574202400039670040041

05/20/2024 01:56:51 PM

Fee: \$97.00

After recording, return to:

Joan Worthy
200 S. Leroy Ave #C201
Molalla, OR 97038

Until a change is requested,
send tax statements to:

Joan Worthy
200 S. Leroy Ave #C201
Molalla, OR 97038

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 17th day of May, 2024, by and between
Joan Worthy, the duly appointed,
qualified, and acting Personal Representative of the Estate of

Adrian Corleoni, Deceased,
County Circuit Court Case No. 24PB00367, grantor, and

Joan Worthy, an unmarried woman
200 S. Leroy Ave #C201
Molalla, OR 97038

grantee, WITNESSETH: for value received and the consideration hereinafter stated,
the grantor does by these presents grant, bargain, sell, and convey unto the
grantee, his heirs, successors and assigns, all the estate, right, and interest of the
estate of the deceased, whether acquired by operation of law or otherwise, in and
to the certain real property located in the County of _____, State of
Oregon, described as follows:

see Exhibit A

Commonly known as: 501 N. 11th St Klamath Falls, OR 97601
Parcel ID: R-3809-029DC-06100-000

The true and actual consideration for this conveyance is \$0.00

Zero dollars (total consideration relates to distribution
out of an estate)

TO HAVE AND TO HOLD the same unto the grantee, his heirs, successors, and assigns, forever.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

ESTATE OF Adrian Corleone

By: Joan Worthy

Personal Representative

Helen Joan Worthy
5-17-24

*Construe all terms with the appropriate gender and quantity
required by the sense of this instrument.*

STATE OF Oregon
COUNTY OF Clackamas

This record was acknowledged before me on the 17 of May, 2024
by Joan Worthy

Tyler James Thiebes
Signature

Tyler James Thiebes
Print name

Notary Public, State of Oregon
Title

My commission expires 11/20/2027



Exhibit A

at 501 N. 11th Street, Klamath Falls, OR 97601, legally described as:

All that portion of Lot 3, Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning at the most Easterly corner of said Lot 3, thence Westerly along the Northerly line of said Lot 3 a distance of 45 feet, thence Southerly at right angles to the North line of said Lot 3 a distance of 119.8 feet to the North line of the U.S. Government right of way for irrigation canal, thence Easterly along the North line of said right of way a distance of 49.2 feet. Thence Northerly along the East line of said Lot 3 a distance of 99.8 feet to the place of beginning; also the right to the permanent use of a strip of land 35 feet wide joining said lands above conveyed on the Northwesternly side and running along the North side of said Government Right of Way to a point where said 35 foot strip widens into Eleventh Street, being a portion of Lots 3 and 4, Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.