



2024-007605
Klamath County, Oregon
08/30/2024 12:21:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
The Estate of Barbara MacKay
2530 14TH AVE S Unit L
Seattle, WA 98144

Grantee:
Susan A. Sarles
28351 Yonna Wood Rd.
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Susan A. Sarles
28351 Yonna Wood Rd.
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Susan A. Sarles
28351 Yonna Wood Rd.
Bonanza, OR 97623

File No. 645028AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29th day of August 2024, by and between
Eileen Scholtz the duly appointed, qualified and acting personal representative of the estate of Barbara MacKay, deceased, Probate Case No. 24PB02758, filed in Klamath County, hereinafter called the first party, and

Susan A. Sarles,

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"

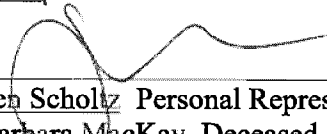
The true and actual consideration paid for this transfer, stated in terms of dollars is \$316,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 29 day of August, 2024

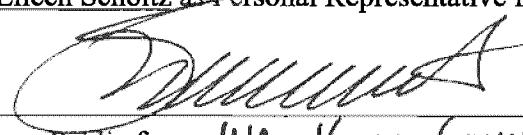


Eileen Scholtz Personal Representative for the Estate
of Barbara MacKay, Deceased.

STATE of WA, County of King) ss.

This instrument was acknowledged before me on 29 August, 2024

by Eileen Scholtz as Personal Representative for the Estate of Barbara MacKay.



Notary Public for WA King County
My commission expires 18 May 2025

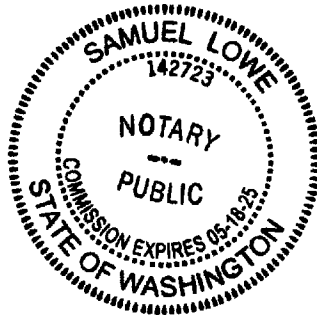


EXHIBIT 'A'

The NE1/4 of the NE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, EXCEPTING THEREFROM the following:

A tract of land situated in the NE1/4 NE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 1 of Major Partition No. 54-82, more particularly described as follows:

Beginning at the E1/16 corner common to Section 30 and 31 of said township and range; thence South 89 degrees 59' 16" East, along the North line of said section 31, also being along the Southerly boundary of Block 2, of Yonna Woods-Tract 1009, a duly recorded subdivision, 346.17 feet to the Southeast corner of Lot 11, Block 2 of said Tract 1009; thence South 00 degrees 34' 53" East, parallel to the West line of said NE1/4 NE1/4, 629.17 feet; thence North 89 degrees 59' 16" West 346.17 feet to said West line; thence North 00 degrees 34' 53" WEST 629.17 feet to the point of beginning, with bearings based on said tract 1009 (also being the bearings of said Partition No. 54-82).