

After recording, please send to:

Clay R. Collis
5420 Wocus Road
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS: 540 Wocus Road, Klamath Falls, OR 97601

PERSONAL REPRESENTATIVE'S DEED

Clay R. Collis, Personal Representative of the Estate of Sara Waughtel-Long deceased, Klamath County Circuit Court Case No. 24PB01864, Grantor, hereby grants, bargains, sells, and conveys to Clay R. Collis, Grantee the real property and improvements located in Klamath County, Oregon that is legally described as follows:

See attached Exhibit A.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, grantors have executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

Clay R. Collis

Clay R. Collis, Grantor
Personal Representative of the
Estate of Sara Waughtel-Long

State of Oregon }
County of Klamath }

The above-mentioned person, **Clay R. Collis**, Personal Representative of the Estate of Sara Waughtel-Long, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on September 9th, 2024.

Jennifer Hudson
Notary Public for Oregon
My Commission Expires: 1/21/2028

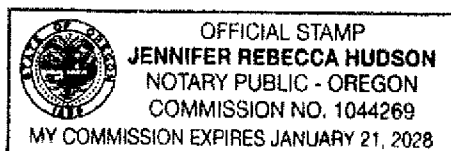


EXHIBIT A

A parcel of land in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of said Section 7, thence North 89° 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6° 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89° 49' West, 486.54 feet; thence South 6° 02' West 90.0 feet; thence South 89° 49' East 486.54 feet to the West line of the said Highway; thence North 6° 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6° 02' East from a point on the Section line between Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89° 49' West and the 1/4 section corner between Section 7 and 18; running thence North 89° 49' West 486.54 feet; thence North 6° 02' East 90.0 feet; thence South 89° 49' East 486.54 feet; thence South 6° 02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06° 02' 00" East 1626.81 feet from a point which is North 89° 41' 21" West, 770.34 feet from the 1/4 corner common to Sections 7 and 18 of said Township and Range; thence North 89° 49' 00" West 243.27 feet, along the South line of that property described in Klamath County Deed Records Volume M80, page 9997, to the true point of beginning of this description; thence North 89° 49' 00" West 243.27 feet; thence North 06° 02' 00" East 180.00 feet; thence South 89° 49' 00" East 243.27 feet; thence South 06° 02' 00" West 180.00 feet to the true point of beginning.