



2024-009365
Klamath County, Oregon
10/28/2024 01:10:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Helen Louise Ray, deceased
c/o Law Offices of Brandsness, Brandsness & Rudd
Klamath Falls, OR 97601

Grantee:

Michael Grindstaff and Paige Grindstaff
41275 Royal Coachman Dr.
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Michael Grindstaff and Paige Grindstaff
41275 Royal Coachman Dr.
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

Michael Grindstaff and Paige Grindstaff
41275 Royal Coachman Dr.
Chiloquin, OR 97624

File No. 653763AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 28th day of October 2024, by and between
Jane R. McLoughlin the duly appointed, qualified and acting personal representative of the estate of Helen Louise Ray, deceased, Probate Case No. 24PB09167, filed in Klamath County,
hereinafter called the first party, and

Michael Grindstaff and Paige Grindstaff, as Tenants by the Entirety,

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:

A tract of land situated in the SW1/4 NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Rainbow Park on the Williamson, said point also being on the North line of the said SW1/4 NE1/4, said point being South 89 ° 45' 22" East, a distance of 503.16 feet from the Northwest corner of said SW1/4 NE1/4; thence continuing South 89 ° 45' 22" East, along said line, 415.00 feet to the Westerly bank of Williamson River; thence South 46 ° 49' 00" East, along said bank, 135.29 feet; thence South 82 ° 14' 32" West 390.90 feet; thence North 40 ° 39' 08" West 193.91 feet to the point of beginning, with bearings based on Rainbow Park on the Williamson.


The true and actual consideration paid for this transfer, stated in terms of dollars is \$315,000.00. 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 24th day of October, 2024


Jane R. McLaughlin Personal Representative for the
Estate of Helen Louise Ray, Deceased.

STATE of Oregon County of Klamath) ss.

This instrument was acknowledged before me on October 24 2024
by ^{ms} Jane R. McLaughlin as Personal Representative for the Estate of Helen Louise Ray.



Notary Public for Oregon
My commission expires 5/18/2025

