



<p><b>2024-009574</b>  <b>Klamath County, Oregon</b>  11/01/2024 12:13:01 PM  Fee: \$87.00</p>
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THIS SPACE RESERVED FOR RECORDERS USE

Grantor:  
The Estate of Thomas S. Whitehead  
419 Main ST  
Klamath Falls, OR 97601

Grantee:  
PoMo Properties Inc.  
12411 Anderson RD  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:  
PoMo Properties Inc.  
12411 Anderson RD  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
PoMo Properties Inc.  
12411 Anderson RD  
Klamath Falls, OR 97603

File No. 653011AM

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 24th day of October 2024, by and between Melinda M. Brown the duly appointed, qualified and acting personal representative of the estate of Thomas S. Whitehead, deceased, Probate Case No. 24PB04257, filed in Klamath County, hereinafter called the first party, and

**PoMo Properties Inc., an Oregon Corporation,**

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:

**Beginning at the most Southeasterly comer of Lot 10 in Block 6 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Lots 10 and 9 of said Block 6, 106 feet, more or less, to the Southwest corner of said Lot 9; thence Northwesterly along the Southwesterly line of said Lot 9, 55 feet; thence Northeasterly parallel with Washington Street, 106 feet, more or less, to the Westerly line of Third Street; thence Southeasterly along the Westerly line of Third Street, 55 feet to the point of beginning, being a strip of long 55 feet in width measured off the Southeasterly side of Lots 9 and 10 in Block 6 of Ewauna Heights Addition to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, PLUS the Northwesterly 10 feet of vacated alley.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$\$130,000.00. 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 24 day of October, 2024

*Melinda M Brown*

Melinda M. Brown Personal Representative for the Estate of Thomas S. Whitehead, Deceased.

STATE of OREGON, County of Clatsop ) ss.

This instrument was acknowledged before me on OCTOBER 24 2024

by Melinda M. Brown as Personal Representative for the Estate of Thomas S. Whitehead.

*Lisa Legget-Weatherby*

Notary Public for OREGON

My commission expires 9/27/2027

