

After Recording, return to:

Bonnie A Lam, Attorney
111 North Seventh Street
Klamath Falls, OR 97601

2024-010677

Klamath County, Oregon



00336597202400106770020029

12/10/2024 02:04:11 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:

Emmet D. Kness, Kenneth Lee Kness & Johnney Duane Kness
PO Box 54
Bly, OR 97622

Grantor:

Johnney D. Kness, Personal Representative
Estate of Gloria Lee Buchanan
PO Box 54
Bly, OR 97622

Grantee:

Emmet D. Kness, Kenneth Lee Kness & Johnney Duane Kness
PO Box 54
Bly, OR 97622

PERSONAL REPRESENTATIVE DEED

KNOW ALL BY THESE PRESENTS that **Johnney D. Kness**, personal representative of estate of *Gloria Lee Buchanan (who took title as Gloria Buchanan)*, Klamath County Case No. 24PB01268, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Emmet D. Kness, Kenneth Lee Kness and Johnney Duane Kness**, tenants in common, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

See Exhibit "A"

Commonly known as 61656 Walker St, Bly, OR 97622

(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. Per estate matter, Klamath County Case No. 24PB01268.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

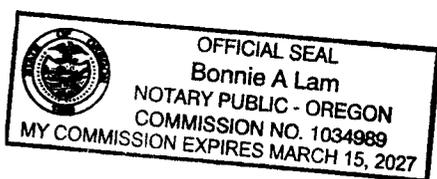
IN WITNESS WHEREOF, the grantor has executed this instrument on said date; if grantor is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.

Johnney D. Kness

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Klamath) ss.

On 12/10/2024 before me, Bonnie A. Lam (Name and Title of Officer) personally appeared Johnney D. Kness who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(Seal)

NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/15/2027

Returned at Counter Bonnie Lam

Exhibit "A"

Beginning at a point on the southerly line of Ager Street which is N. 88 degrees 20' W. 50 feet from the westerly line of that certain tract of land heretofore conveyed by J. C. Edsall et al to C. W. Woodcock by deed dated July 24, 1935, and recorded in Vol. 105 of Deeds at page 72, Records of Klamath County, Oregon; thence along the southerly line of Ager Street N. 88 degrees 20' West 140 feet; thence southerly parallel with the westerly line of said Woodcock property 150 feet; thence S. 88 degrees 20' East 140 feet, more or less, to the Southwest corner of that certain parcel of land heretofore conveyed to Paul Hamilton Gilbert by deed recorded in Vol. 144 of Deeds at page 71, Records of Klamath County, Oregon; thence northerly along the westerly line of said Gilbert property 150 feet, more or less, to the point of beginning, being a portion of Lot 1, Sec. 3, T. 37 S., R. 14 E.W.M.

ALSO, beginning at a point on the southerly line of Ager Street, which is S. 88 degrees 20' East 370 feet from the Northeast corner of that certain parcel of ground heretofore sold to Klamath County School District by deed recorded in Vol. 112 of Deeds at page 301, Records of Klamath County Oregon, and which point lies on the westerly line of that certain parcel of land heretofore conveyed by J. C. Edsall et al to C. W. Woodcock by deed dated July 24, 1935, and recorded in Vol. 105 of Deeds at page 72, Records of Klamath County, Oregon; thence southerly along the westerly line of said Woodcock property 150 feet; thence N. 88 degrees 20' West 50 feet; thence northerly parallel with the westerly line of said Woodcock property 150 feet to the southerly line of Ager Street; thence along the southerly line of Ager Street S. 88 degrees 20' E. 50 feet to the point of beginning, being a portion of Lot 1, Sec. 3, T. 37 S., R. 14 E.W.M.

Subject to reservations, restrictions, easements, and rights of way of record and those apparent upon the land.