

Returned at Counter Bonnie Lam

After Recording, return to:  
Bonnie A Lam, Attorney  
111 North Seventh Street  
Klamath Falls, OR 97601

2024-010678  
Klamath County, Oregon



12/10/2024 02:04:23 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, 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 61670 Hwy 140 E, 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.

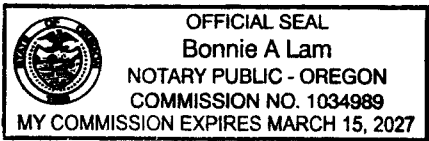
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

John D Kness  
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

## Exhibit "A"

A tract of land situated in Lot 1 of Section 3, Township 37 South Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the intersection of the Southwesterly right of way line of the Klamath Falls – Lakeview Highway with the Southwesterly right of way line of the old Pelican Bay Lumber Company railroad, said point being on the Northeasterly corner of vacated Block 6, "Town of Bly" subdivision and said point begin Southwesterly a distance of 25.0 feet, measured at right angles from the centerline of said railroad tracks as they are now constructed; thence North  $66^{\circ}43'$  West along the Southwesterly line of the Klamath Falls – Lakeview Highway a distance of 365.75 feet (390.6 feet according to the recorded distance) to an iron pin on the Easterly line of Smith Street, "Town of Bly"; thence South  $23^{\circ}17'$  West along the Easterly line of said Smith Street a distance of 100.0 feet to an iron pin on the Southwest corner of vacated Block 5, "Town of Bly"; thence South  $1^{\circ}01'$  West along the Westerly line of that tract of land deeded to Lewis A. Cobb and Mary Bell Cobb by deed Volume 213, page 177, Klamath County Deed records, a distance of 393.92 feet to an iron pin; thence South  $75^{\circ}56'$  South along an old fence line a distance of 390.55 feet to an iron pin; thence North  $39^{\circ}08'$  East a distance of 231.70 feet to an iron pin on the Southwesterly right of way line of the old Pelican Bay lumber company railroad; thence Northwesterly along the Southwesterly right of way line of said railroad to the point of beginning.