



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
Estate of Joy A Baughman  
PO Box 1612  
Bend, OR 97709

2025-000525  
Klamath County, Oregon  
01/24/2025 02:09:02 PM  
Fee: \$92.00

Grantee:  
Richard Louis Gilman  
11414 Zeb Ct.  
Crescent Lake, OR 97733

AFTER RECORDING RETURN TO:  
Richard Louis Gilman  
11414 Zeb Ct.  
Crescent Lake, OR 97733

Until a change is requested all tax statements shall be sent to the following address:  
Richard Louis Gilman  
11414 Zeb Ct.  
Crescent Lake, OR 97733

File No. 664587AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 22 day of Jan, 25, by and between Samantha L. Payton, Member of Estate Administrator's LLC the duly appointed, qualified and acting personal representative of the estate of Joy A. Baughman, deceased, Probate Case No. 24PB03577, filed in Klamath County, hereinafter called the first party, and

Richard Louis Gilman,

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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$600,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-013D0-03000  
2310-018C0-00300

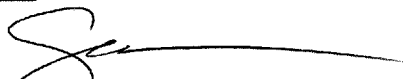
TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

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.

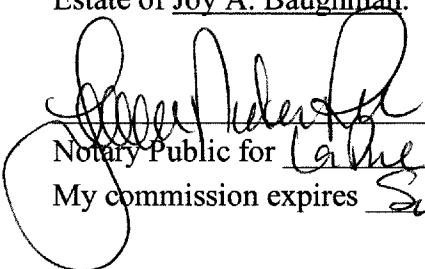
Executed this 22 day of Jan, 2025

  
\_\_\_\_\_  
Samantha L. Payton, Member of Estate  
Administrator's LLC Personal Representative for the  
Estate of Joy A. Baughman, Deceased.

STATE of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on Jan 22nd, 2025

by Samantha L. Payton, Member of Estate Administrator's LLC as Personal Representative for the  
Estate of Joy A. Baughman.

  
\_\_\_\_\_  
Notary Public for Carrie Smeekere  
My commission expires Sept. 23, 2028

**EXHIBIT 'A'**

File No. 664587AM

PARCEL 1:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 110 feet to the point of beginning.

PARCEL 2:

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING from the above described property any rights of way of ditches, laterals, canals and roadway.