



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Delilah Kay Murphy

727 Mt. Whitney ST 727 Mt. Whitney ST

Klamath Falls OR 97601 Klamath Falls, OR 97601

Grantee:

Laura Morgan and Barry D. Hanscam

2527 Wiard ST

Klamath Falls OR 97603

AFTER RECORDING RETURN TO:

Laura Morgan and Barry D. Hanscam

2527 Wiard ST

Klamath Falls OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Laura Morgan and Barry D. Hanscam

2527 Wiard ST

Klamath Falls OR 97603

File No. 656285AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 28 day of January 2025, by and between

Silvia Ann Hansen the duly appointed, qualified and acting personal representative of the estate of Delilah Kay Murphy, deceased, Probate Case No. 24PB07947, filed in Klamath County, hereinafter called the first party, and

Laura Morgan and Barry D. Hanscam, with right of survivorship

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:

The following described real property in Klamath County, Oregon:

All that portion of the NW1/4 of SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway 162 1/2 feet; thence South and at right angles to said Highway line 850 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be described herein; thence continuing South 70 feet to a point; thence running Westerly and parallel said Highway line 162 1/2 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162 1/2 feet to the said point of beginning, said tract being a portion of that certain tract of land described and conveyed in that certain deed dated August 27, 1924 executed and delivered by P. F. Kielsmeir and Laura Kielsmeir, his wife, to F. Jordan, which deed was and is recorded in Book 66 at page 180, Deed Records of Klamath County, Oregon on August 29, 1924.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$\$170,000.00. 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 28 day of January, 2025

Silvia Ann Hansen
Silvia Ann Hansen Personal Representative for the
Estate of Delilah Kay Murphy, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on January 28 2025

by Silvia Ann Hansen as Personal Representative for the Estate of Delilah Kay Murphy.

Emily Jean Coe

Notary Public for Oregon

My commission expires 9/27/2025

