



2025-001212
Klamath County, Oregon
02/21/2025 11:22:03 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Harold Aubrey Campbell, deceased
C/O Howard Law Group
Salem, OR 97302

Grantee:
Grant Knoll and Amber Knoll
6149 Reeder Rd.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Grant Knoll and Amber Knoll
6149 Reeder Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Grant Knoll and Amber Knoll
6149 Reeder Rd.
Klamath Falls, OR 97603

File No. 662961AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 19th day of February, 2025, by and between Jarrod F. Howard the duly appointed, qualified and acting personal representative of the estate of Harold Aubrey Campbell, who also appears of record as Harold A. Campell, deceased, Probate Case No. 24PB05728, filed in Klamath County, hereinafter called the first party, and

Grant Knoll and Amber Knoll, as Tenants by the Entirety,

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 \$35,500.00. 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 19 day of February, 2025

(X)

Jarrold F. Howard

Jarrold F. Howard, Personal Representative for the Estate of Harold Aubrey Campbell, Deceased.

STATE of OR, County of Marion) ss.

This instrument was acknowledged before me on Feb. 19, 2025

by Jarrold F. Howard as Personal Representative for the Estate of Harold Aubrey Campbell.

G. Tunnell

Notary Public for OR

My commission expires 3-21-25

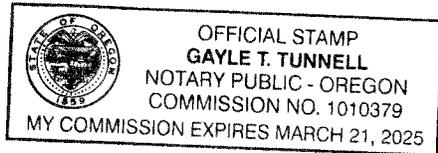


EXHIBIT 'A'

A portion of the NE1/4 NW1/4 of Section 17, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point where the North line of the O. C. & E. Railroad right of way crosses the county road, bisecting North and South Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, running thence North along the said County Road 80 feet; thence Northwest and parallel to the right of way of the O. C. & E. Railroad 350 feet; thence Southwest and at right angles to the right of way of the O. C. & E. Railroad to the North boundary line of the said right of way; thence Southeast along the North boundary of said right of way to the point of beginning.