

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2025-001343

Klamath County, Oregon

02/25/2025 04:07:01 PM

Fee: \$97.00

FILE NO: 4236376-SA

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford OR 97504**

1. Title of Document: (ORS 205.234a)

Personal Representative's Deed

2. Grantor(s): (ORS 205.160)

**Garry Alan Young the duly appointed, qualified and acting personal representative of the estate of Floyd
Louis Young, Jr. , deceased, Probate No. 24PB05246,**

3. Grantee(s): (ORS 205.1251a and 205.160)

**Brittany Vaughn and Jesse J. Richardson
not as tenants in common but with rights of survivorship**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):
\$265,500.00**

5. SEND TAX STATEMENTS TO:

**Brittany Vaughn and Jesse J.
Richardson
4816 Summers Ln
Klamath Falls, OR 97603**

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)



After recording return to:
Brittany Vaughn and Jesse J.
Richardson
4816 Summers Ln
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to:
Brittany Vaughn and Jesse J.
Richardson
4816 Summers Ln
Klamath Falls, OR 97603

File No.: 7161-4236376 (SA)
Date: January 31, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Garry Alan Young the duly appointed, qualified and acting personal representative of the estate of Floyd Louis Young, Jr. , deceased, Probate No. 24PB05246, conveys to Brittany Vaughn and Jesse J. Richardson not as tenants in common but with rights of survivorship that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The land referred to in this report is described in Exhibit A attached hereto.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$273,000.00.

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

APN: **577147**

Personal Representative's Deed
- continued

File No.: **7161-4236376 (SA)**
Date: **January 31, 2025**

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.

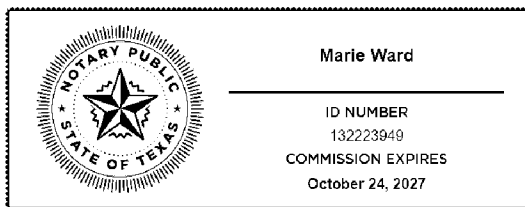
Dated this 21st day of February, 2025.

Estate of Floyd Louis Young, Jr. deceased, Probate
No. 24PB05246

By: Garry Alan Young
Garry Alan Young as Personal Representative

STATE OF Texas)
County of Brazoria)ss.
)

This instrument was acknowledged before me on this 21st day February,
2025 by Garry Alan Young, as personal representative of the estate of Floyd Louis
Young, Jr. deceased, Probate No. 24PB05246 on behalf of the Estate.



Marie Ward

Notary Public for Texas
My Commission Expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane, which lies South 0° 10' East along the Section line a distance of 748.7 feet and North 88° 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; Continuing North 88° 39' West a distance of 275.4 feet to an iron pin; thence South 0° 10' East parallel to the Section line a distance of 78.4 feet to an iron pin; thence South 88° 39' East 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence North 0° 10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the Point of Beginning, being in the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Note: This legal description was created prior to January 1, 2008.

A.P.N.: 577147