



2025-003047
Klamath County, Oregon
04/24/2025 02:10:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Nancy Pace, Personal Representative of Estate of Helen
Barbara Dalke, deceased

120 E. Loch Lomond Place

Oro Valley, AZ 85737

Grantee:

Ken Campbell

23727 Jefferson Ave.

Beatty, OR 97621

AFTER RECORDING RETURN TO:

Ken Campbell

23727 Jefferson Ave.

Beatty, OR 97621

Until a change is requested all tax statements
shall be sent to the following address:

Ken Campbell

23727 Jefferson Ave.

Beatty, OR 97621

File No. 672447AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 22nd day of April, 2025, by and between
Nancy Pace the duly appointed, qualified and acting personal representative of the estate of Helen Barbara
Dalke, deceased, Probate Case No. 24PB07513, filed in Klamath County, Oregon County,
hereinafter called the first party, and

Ken Campbell,

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:

**Lots 1 and 2, Block 9, BEATTY and VACATED Jefferson Avenue and Plum Street, adjacent,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

**Lots 1, 2 and 3, Block 12, BEATTY and VACATED Plum Street adjacent, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Lot 3, Block 9, BEATTY, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon. TOGETHER WITH that portion of vacated Plum Street and
Cedar Street that attached thereto.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$225,000.00.
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 22nd day of April, 2025

Nancy Pace

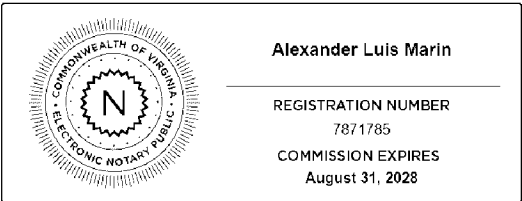
Nancy Pace Personal Representative for the Estate
of Helen Barbara Dalke, Deceased.

STATE of Virginia, County of Roanoke City) ss.

This instrument was acknowledged before me on April 22nd, 20 25
by Nancy Pace as Personal Representative for the Estate of Helen Barbara Dalke, Deceased.

Alexander Luis Marin

Notary Public for Virginia
My commission expires 08/31/2028



Notarized remotely online using communication technology via Proof.