



06/03/2025 11:18:07 AM

Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Patty L. Neel
735 Hanks Street
Klamath Falls, OR 97601

Grantor:
Patty L. Neel, Personal Representative
of the Estate of Henry Thomas Neel
735 Hanks Street
Klamath Falls, OR 97601

Grantee:
Patty L. Neel
735 Hanks Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

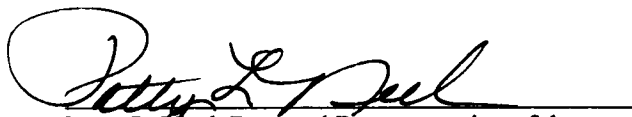
Patty L. Neel, Personal Representative of the Estate of Henry Thomas Neel, deceased (Klamath County Circuit Court Case No. 22PB04794), Grantor, conveys to Patty L. Neel, Grantee, the following described real property located in Morrow County, Oregon:

See Exhibit A, attached hereto and referenced herein.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

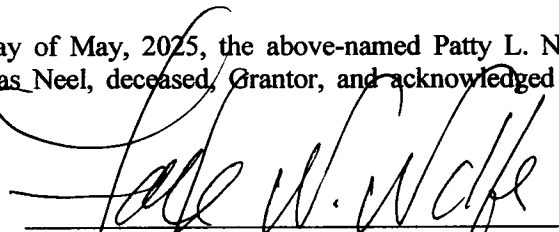
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 27 day of May, 2025.


Patty L. Neel, Personal Representative of the
Estate of Henry Thomas Neel, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 27th day of May, 2025, the above-named Patty L. Neel, Personal Representative of the Estate of Henry Thomas Neel, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:


Notary Public for Oregon
My Commission expires: 3.16.27

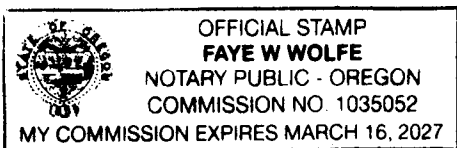


EXHIBIT A

A parcel of land situated in the NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property described in deed Volume M93 Page 20524, Klamath County Deed Records, being more particularly described as follows:

Beginning at the intersection of the Westerly line of said property with the existing Southwesterly right of way line of South Sixth Street, as widened by the Oregon State Highway Department in 1946, said point being marked with a 5/8 inch rebar; thence along said Southwesterly right of way line, South 55°00'03" east, 50.00 feet to the Easterly line of said property; thence along said Easterly line, South 34°59'57" west, 8.28 feet; thence North 55°00'51" West, 50.00 feet to said Westerly line; thence, along said Westerly line, North 34°59'57" East 8.29 feet to the Point of Beginning.