

2025-004195
Klamath County, Oregon



00342523202500041950020026

06/03/2025 11:18:07 AM

Fee: \$87.00

2025-004547
Klamath County, Oregon



00342928202500045470020029

06/13/2025 10:35:14 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

*Rerecorded at the request of Michael P. Rudd to correct
legal description previously recorded at 2025-004195.

DEED OF PERSONAL REPRESENTATIVE

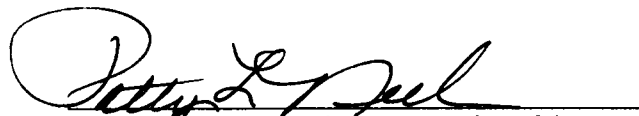
Patty L. Neel, Personal Representative of the Estate of Henry Thomas Neel, deceased (Klamath County Circuit Court Case No. 22PB04794), Grantor, conveys to Patty L. Neel, Grantee, the following described real property located in Morrow County, Oregon:

See Exhibit A, attached hereto and referenced herein.*

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

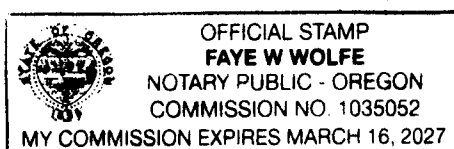
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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:



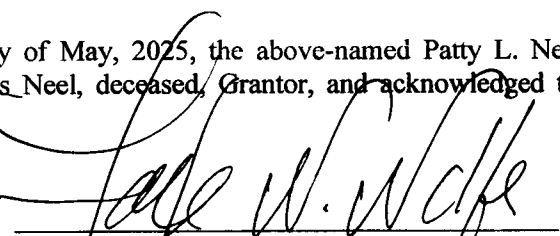

Notary Public for Oregon
My Commission expires: 3.16.27

EXHIBIT A

Beginning at a point on the Southwesterly line of South 6th Street as widened in 1946, North 55°50'30" West, 190 feet from the intersection of said line with the Westerly line of Washburn Way; thence North 55°50'30" West 50 feet along said line of South 6th Street; thence South 34°09'30" West 110 feet; thence South 55°50'30" East 50 feet; thence North 34°09'30" East 110 feet to the point of beginning, being a portion of Tract 805 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof. SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements and water and irrigation rights in connection therewith; Rights conveyed by Klamath Basin Cooperative to State of Oregon, by and through its State Highway Commission by deed recorded on page 240 of Deed Volume 191, Records of Klamath County, Oregon; Agreement between Klamath Basin Cooperative and George F. Hays et ux, dated Nov. 18, 1947, recorded Dec. 31, 1947, on page 243 of Deed Volume 215, Records of Klamath County, Oregon.