2025-005335

Klamath County, Oregon 06/30/2025 10:16:01 AM

Fee: \$127.00



After recording return to: Republic Industries Corporation PO Box 335 Midland, OR 97634

Until a change is requested all tax statements shall be sent to: Republic Industries Corporation PO Box 335 Midland, OR 97634

File No.: 7161-4274152 (SA) Date: June 22, 2025

THIS	SPACE	RESERVED	FOR	RECORDER'S	USE

PERSONAL REPRESENTATIVE'S DEED

Kimberly S. Dearing the duly appointed, qualified and acting personal representative of the estate of Sandra Joanne Williams, deceased, Probate No. 23PB04896, and Kimberly Susanne Dearing the duly appointed, qualified and acting personal representative of the estate of Barbara Sue Lissone, deceased, Probate No. 24PB03188, and Jean C. Bagge and Debra Lewis, conveys to Republic Industries Corporation, an Oregon Corporation that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$121,000.00.

"This document is executed in counterpart, each of which shall be deems an original, and all of which together shall constitute one and the same instrument."

Personal Representative's Deed - continued

File No.: **7161-4274152 (SA)**Date: **June 22, 2025**

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

Dated this 23	_ day of	<u> </u>	re	, 20 <u>25</u> .
Jean C. Bagg		* ************************************	eghis 1966 -1812	• :
Debra Lewis by Sha	awn David Pas	chal as Attor	ney In Fact	
Sandra Joanne W	illiams, decea	•	te No. 23PB04	896
By:				•
Kimberly S. De	earing as Per	sonal Repre	esentative	
Barbara Sue Lisso	ne, deceased	d, Probate ስ	lo. 24PB03188	· · · · · · · · · · · · · · · · · · ·
Ву:		1 -	F	
Kimberly Susa	ne Dearing a	is Personal l	Representative	<u> </u>

TO 7, CHAPTER 8, OREGON LAWS 2010.

	j	4	
APN: 581793	Personal Represen - continu	tative's Deed	File No.: 7161-4274152 (SA) Date: June 22, 2025
STATE OF	ssen)		
STATE OF County of Klame)ss. . <u>M</u>)		
This instrument was ack	nowledged before rne o	n this <u>23</u> day of J	iune, 2025 by Jean C. Bagge .
CFFICIAL STA MARLA MICHELE HAND NOTARY PUBLIC-O COMMISSION NO. MY COMMISSION EXPIRES FEBRUAR	DN-ABEITA NOT DREGON My 1034452	ary Public for commission expires:	2126/2027
STATE OF))ss.)		
affirmed), did say that I	ne is the attorney in factor of and in behalf of said	t for Debra Lewis ,	Paschai, who being duly sworn (or and that he executed the foregoing knowledge said instrument to be the
		ary Public for	
	; iMy	commission expires:	
STATE OF			
County of))		
Dearing, as personal r	epresentative of the e mberly Susane Dearir	state of Sandra Joa ig, as personal repi	day June, 2025 by Kimberly S. anne Williams, deceased, Probate resentative of the estate of
	.*	Notary Public Y My Commissio	n Expires:
	er en	in we will be the service of the ser	
,		to the total	

Personal Representative's Deed File No.: 7161-4274152 (SA) continued

Section 1

Date: June 22, 2025

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.

Dated this 23	_ day of	June		20 <u>25</u> .	
		· · · · · · · · · · · · · · · · · · ·	e Ografika Sentra		
Jean C. Bagge			. ,	04-00	Tw Cal
Devon Leuis	By Shaw	n pavid	Paschal AS	HIMMA	1~4act
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		•	
Debra Lewis by Sha	awn David Pas	schal as Attori	ney In Fact		
Sandra Joanne W	'illiams, dece	ased, Probat	te No. 23PB04896		
Ву:		,	<u>-</u>		
Kimberly S. De	earing as Pe	rsonal Repre	sentative		
,		· · · · · · · · · · · · · · · · · · ·			
Barbara Sue Lisso	one, decease	d, Probate ∧	lc: 24PB03188	ŧ	
				*	•
Ву:	:				
Kimberly Susa	ine Dearing a	as Personal F	Representative		

APN: 581793	Personal Representat - continued		File No.: 7161-4274152 (SA) Date: June 22, 2025
STATE OF)		
County of)ss.)		
This instrument was ack	knowledged before me on t	his day of	June, 2025 by Jean C. Bagge .
		Public for mmission expires	:
STATE OF))ss.		
County of Lame	<u>ith</u>)		
affirmed), did say that	he is the attorney in fact f of and in behalf of said pr ncipal. Notan	for Debra Lewi s	d Paschal, who being duly sworn (or s, and that he executed the foregoing cknowledge said instrument to be the vegan: 2/26/2027
STATE OF))ss.)	CO	OFFICIAL STAMP RLA MICHELE HANLON-ABEITA DTARY PUBLIC-OREGON MMISSION NO. 1034452 ON EXPIRES FEBRUARY 26, 2027
Dearing, as personal i No. 23PB04896 and K	icknowledged before me representative of the esta imberly Susane Dearing, deceased, Probate No. 2	ate of Sandra Jo Sas personal rep	day June, 2025 by Kimberly S. panne Williams, deceased, Probate presentative of the estate of
	•	Notary Public My Commission	_ \
		My Commissi	on expires.

Personal Representative's Deed
- continued

File No.: **7161-4274152 (SA)**

Date: June 22, 2025

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.

Dated this 27th	day of	June	, 20 <u>25</u>
Jean C. Bagge			
- 33-			
Dehra Lewis by C	hawa David Da	schal as Attorney Ir	- Fa -1
Debits Lewis by 3	nawn Daviu Pas	scilai as Attorney Ir	1 Fact
Sandra Joanne 1	Williams, dece	ased, Probate No	. 23PB04896
By:-Kimber	ly Susa	me Deari	ng
Kimberly S. I	Dearing as Pe	rsonal Representa	ntive
Barbara Sue Liss	sone, decease	d, Probate No. 24	IPB03188
_{Bv:} Kimbe	rly Su:	as Personal Repr)earing
Kimberly Sus	anné Dearing	as Personal Repr	esentative \bigcirc

APN: 581793	Personal Represe - cont		File No.: 7161-4274152 (SA) Date: June 22, 2025
STATE OF)		
County of)ss.)		
This instrument was acknown	owledged before me	e on this day of Jur	ne, 2025 by Jean C. Bagge .
		lotary Public for ly commission expires:	
STATE OF))ss.		
County of			
affirmed), did say that he	is the attorney in and in behalf of sa	fact for Debra Lewis, a aid principal; and he ackn	aschal, who being duly sworn (or nd that he executed the foregoing owledge said instrument to be the
		otary Public for	
	ľ	ly commission expires:	
STATE OF Arizona County of Maricopa))ss.)		
This instrument was ack Susanne Dearing, as per Probate No. 24PB03188.	sonal representat	e me on this <u>27th</u> da ive of the estate of Bar	y June, 2025 by Kimberly bara Sue Lissone, deceased,
Note A Corr	RYL CAROTENUTI ary Public - Arizona Maricopa County nmission # 643913 n. Expires March 20, 2027	Notary Public for My Commission I	Arizona Expires: 03/20/2027

Notarized remotely online using communication technology via Proof.

Personal Representative's Deed

- continued

File No.: 7161-4274152 (SA)

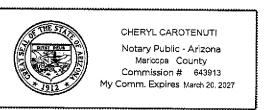
Date: June 22, 2025

STATE OF Arizona		
)ss
County of	Maricopa	j

This instrument was acknowledged before me on this $\frac{27\text{th}}{}$ day June, 2025 by Kimberly S. Dearing, as personal representative of the estate of Sandra Joanne Williams, deceased, Probate No. 23PB04896.

Notary Public for Arizona

My Commission Expires: 03/20/2027



Notarized remotely online using communication technology via Proof.

Personal Representative's Deed - continued

File No.: **7161-4274152 (SA)**

Date: June 22, 2025

EXHIBIT A

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

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF THE SOUTH HALF OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH RANGE 9 EAST WILLAMETTE MERIDIAN, FROM WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER OF THE SAID SECTION 21, BEARS SOUTH 88° 50 ½ WEST 635 FEET DISTANT, AND RUNNING THENCE SOUTH 0°10' WEST 553.8 FEET; THENCE SOUTH 89° 40' EAST 160.0 FEET; THENCE NORTH 0° 10' EAST 558.0 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTHERLY BOUNDARY OF THE SOUTH HALF OF NORTHWEST QUARTER OF THE SAID SECTION 21; THENCE SOUTH 88°50 ½ WEST 160.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 2.15 ACRES, MORE OR LESS, AND BEING SITUATE IN THE SAID SOUTH HALF OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 SOUTH RANGE 9 EAST, WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON. SUBJECT TO THE EASEMENTS OF IRRIGATION AND DRAINAGE DITCHES AND ONE-HALF OF WRIGHT ROAD.

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