

2025-005457

Klamath County, Oregon

07/02/2025 09:08:01 AM

Fee: \$97.00

After Recording Return To:

Daniel J. Rice, Esq.

P.O. Box 442

Lake Oswego, OR 97034

Send Tax Statements To:

Jerrylynn Reel

20860 NW Wapinitia Place

Portland, Oregon 97229

PERSONAL REPRESENTATIVE'S DEED

Jerrylynn L. Reel, Personal Representative for the Estate of Vera Venus Olson, Deceased, Klamath County Circuit Case No. 24PB10871;

("Grantor")

conveys to

Jerrylynn L. Reel and Douglas R. Olson, as equal tenants in common,

("Grantees")

all of Grantor's interest in the following described real property, in the County of Klamath, State of Oregon, commonly known as, 3125 Summers Lane, Klamath Falls, Oregon 97603, free of encumbrances, except as specially set forth herein and more particularly described as:

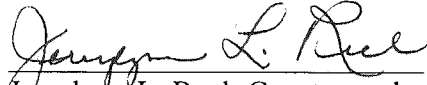
See Exhibit A.

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.

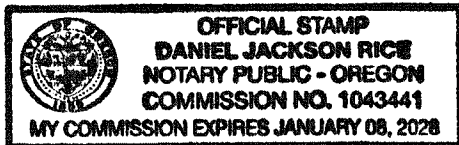
Dated April 28, 2025.



Jerrylynn L. Reel, Grantor and
Personal Representative for the Estate of Vera Venus Olson

State of Oregon
County of Clackamas

On April 28, 2025 personally appeared Jerrylynn L. Reel, Grantor and Personal Representative for the Estate of Vera Venus Olson, and acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public for Oregon

My Commission Expires: 01/08/2028

Exhibit A

Beginning at a point 497.3 feet South of corner of Sections 2, 3, 10 and 11, Township 39 South, Range 9 East Willamette Meridian, in Klamath County, Oregon; thence South $89^{\circ}48'$ East 262.5 feet; thence South 82.95 feet; thence North $89^{\circ}48'$ West 262.5 feet; thence North 82.95 feet to the place of beginning; being a portion of the Northwest quarter of northwest quarter of Section 11, Township 39 South, Range 9 East Willamette Meridian,

Subject to contract and/or lien for irrigation and/or drainage, easements and right of way of record and those apparent on the land.