



2025-009547  
 Klamath County, Oregon  
 10/24/2025 01:53:01 PM  
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
 Estate of Rachel Anne Jones  
 1828 Culver Loop  
 Sutherlin, OR 97479

Grantee:  
 Derek Wright  
 4655 Butte Falls Hwy  
 Eagle Point, OR 97524

AFTER RECORDING RETURN TO:  
 Derek Wright  
 4655 Butte Falls Hwy  
 Eagle Point, OR 97524

Until a change is requested all tax statements shall be sent to the following address:  
 Derek Wright  
 4655 Butte Falls Hwy  
 Eagle Point, OR 97524

Escrow No. 1030911

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 22 day of October, 25, by and between **Rachel Anne Baird the duly appointed, qualified and acting personal representative of the Estate of Rachel Anne Jones, who acquired title as Rachel A. Jones, deceased, Probate Case No.25PB02177, filed in Douglas, State of Oregon** hereinafter called the first party, and

**Derek Wright**  
 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:

**The N1/2 of the W1/2 of the SW1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon**

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$30,000.00**. 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.

AFTER RECORDING RETURN TO: AMERITITLE  
 1495 NW GARDEN VALLEY BLVD.  
 ROSEBURG, OR 97471

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 22 day of October, 2025

Estate of Rachel Anne Jones

Rachel Anne Baird PR  
By: Rachel Anne Baird, Personal Representative

State of Oregon) ss.  
County of Douglas)

On this 22 day of October, 2025, before me, Tricia Evans, a Notary Public in and for said state, personally appeared Rachel Anne Baird known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Rachel Anne Jones and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tricia Evans  
Notary Public for the State of Oregon  
Residing at: Roseburg  
Commission Expires: Dec 3, 2028

