

RECORDING REQUESTED BY:


Western Title & Escrow

2365 NW Kline Street, Suite 201
Roseburg, OR 97471

2025-009939

Klamath County, Oregon

11/05/2025 12:39:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Michael A. Keith
6627 Tingley Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Michael A. Keith
6627 Tingley Lane
Klamath Falls, OR 97603

292613 and 3512-02400-02100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

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, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **25PB02177**, Grantor, conveys to **Michael A. Keith**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 23 in Block 1 of TRACT NO. 1110, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is Thirteen Thousand And No/100 Dollars (\$13,000.00).

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

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Rachel Anne Jones

By: Rachel A Baird 11-04-25
Rachel Anne Baird, Personal Representative Date

State of Oregon
County of Delglos

This instrument was acknowledged before me on 11-4-25 by Rachel Anne Baird, as Personal Representative for the Estate of Rachel Anne Jones.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 1-9-27

