



2026-000179
 Klamath County, Oregon
 01/07/2026 12:10:01 PM
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
 The Estate of Frankie Marie Hill
 4802 Larry PL
 Klamath Falls, OR 97603

Grantee:
 Samuel D. Moxley and Kristy L. Moxley
 P.O. Box 104
 Bonanza, OR 97623

AFTER RECORDING RETURN TO:
 Samuel D. Moxley and Kristy L. Moxley
 P.O. Box 104
 Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
 Samuel D. Moxley and Kristy L. Moxley
 P.O. Box 104
 Bonanza, OR 97623

Escrow No. 1042640

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 7th day of January, 2026, by and between **Monte Hill the duly appointed, qualified and acting personal representative of the Estate of Frankie Marie Hill, also known as Frankie Hill, also known as Frankie M. Hill, deceased, Probate Case No.25PB03354, filed in Klamath County, State of Oregon** hereinafter called the first party, and

Samuel D. Moxley and Kristy L. Moxley as tenants by the entirety 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:

Parcel 1:

That portion of the North Half of the Northeast Quarter of Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

Parcel 2:

The North Half of the Northwest Quarter and the North Half of the South Half of the Northwest Quarter of Section 18, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$650,000.00**. 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.

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 7th day of January, 2026

The Estate of Frankie Marie Hill

By: Monte L. Hill
Monte Hill, Personal Representative

State of Oregon } ss.
County of Klamath }

On this 7th day of January, 2026, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Monte Hill known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Frankie Marie Hill 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Hamlet Falls, OR
Commission Expires: 9/8/2029

