



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Donald W. Earle, Sr.
1075 Lockhaven Drive NE
Keizer, OR 97303

Grantee:
KTS Properties, LLC
2547 Aerial Way SE
Salem, OR 97302

AFTER RECORDING RETURN TO:
KTS Properties, LLC
2547 Aerial Way SE
Salem, OR 97302

Until a change is requested all tax statements
shall be sent to the following address:
KTS Properties, LLC
2547 Aerial Way SE
Salem, OR 97302

File No. 635773AM

MARION COUNTY RECORDS 2024-17936
D-DEED 06/14/2024 03:04 PM
\$10.00 \$11.00 \$10.00 \$60.00 \$91.00
I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.
Pgs=2 DMI

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 13th day of June, 2024, by and between
Taisa E Earle the duly appointed, qualified and acting personal representative of the estate of Donald W Earle, Sr, deceased, Probate Case No. 23PB11062, filed in Marion County,
hereinafter called the first party, and

KTS Properties, LLC,

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 Marion, State of Oregon, described as follows, to-wit:

AmeriTitle 635773AM

Beginning at an iron pipe which is 37.821 chains North 89degrees 30' West and 9.214 chains South 0 degrees 15' East from the Northeast corner of the Donation Land Claim of John B. Keizer and wife, same being Claim No. 37 in Township 7 South, Range 3nWest of the Willamette Meridian in Marion County, Oregon and from thence running South 89 degrees 30' East 3.372 chains to an ironpipe; thence North 0 degrees 15' West 1.098 chains to an iron pipe; thence North 89 degrees 30' West 3.372 chains to an iron pipe; thence South 0 degrees 15' Last 1.098 chains to the place of beginning, excepting herefrom a strip of land across the southerly portion of said land four and one-half feet in width.

Save and Except: A strip of land 5 feet in width along the westerly side of the above described property.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$300,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-03W-03AB 10500

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 13 day of June, 2024

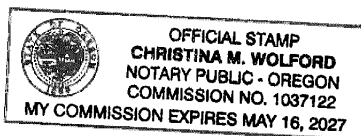
Taisa E Earle P.R.
Taisa E Earle Personal Representative for the Estate
of Donald W Earle, Sr, Deceased.

STATE of Oregon, County of Washington) ss.

This instrument was acknowledged before me on 6-13, 2024

by Taisa E Earle as Personal Representative for the Estate of Donald W Earle, Sr.

[Signature]
Notary Public for Oregon
My commission expires 5-16-27



Marion County
Document Separator Page

Instrument # 2024-17936

June 14, 2024 03:04 PM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.