



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Gudrun Ray

91582 River Road

Junction City, OR 97448

Grantee:

Carla Wegner and Zachary Moran

4342 Myrtlewood Drive

Klamath Falls, OR 97603

2015-011220

Klamath County, Oregon

10/12/2015 11:42:37 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Carla Wegner and Zachary Moran

4342 Myrtlewood Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Carla Wegner and Zachary Moran

4342 Myrtlewood Drive

Klamath Falls, OR 97603

File No. 66134AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 7th day of October, 2015, by and between **Annemarie Palazzolo** the duly appointed, qualified and acting personal representative of the estate of **Gudrun Ray**, deceased, hereinafter called the first party, and

Carla Wegner and Zachary Moran, not as Tenants in Common but with Rights of Survivorship,

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:

Lot 4 in Block 3 of Tract 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$129,000.00. 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.

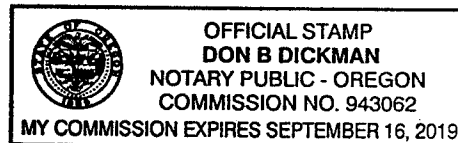
Executed this 9 day of October, 2015

Annemarie Palazzolo PR
Annemarie Palazzolo, Personal Representative for the
Estate of Gudrun Ray, Deceased.

STATE of OREGON, County of LANE) ss.

This instrument was acknowledged before me on 10/19, 2015 by Annemarie Palazzolo as
Personal Representative for the Estate of Gudrun Ray, Deceased.

[Signature]
Notary Public for OREGON
My commission expires 9/16/19



IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY

IN THE MATTER OF THE ESTATE OF:

GUDRUN RAY,

Deceased.

LETTERS TESTAMENTARY

Case No. 50-14-01223

To All Persons to Whom These Presents Shall Come, Greetings:

THIS CERTIFIES that the Will of GUDRUN RAY, Deceased, has been accepted and ANNEMARIE PALAZZOLO has been appointed and is, at the date hereof, the duly appointed, qualified and acting Personal Representative of the Will and estate of Decedent.

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Lane, in which proceedings for administration upon the estate are pending, do hereto subscribe my name and seal of the court this 23rd day of January, 2014.

CIRCUIT COURT SEAT



ELIZABETH RAMBO
Clerk of the Court

By:

Deputy Clerk of Court

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE

STATE OF OREGON)) SS:
COUNTY OF LANE)

I, ELIZABETH RAMBO, Court Administrator of the above-named County and State, and ex-officio Clerk of the Circuit Court of the State of Oregon for the County of Lane, do hereby certify that the foregoing copy of Letters of Testamentary has by me been compared with the original thereof, and that it is a correct transcript therefrom and of the whole of said original as the same appears on file in my office and of record in Volume 32, Page #14.

Said letters are now in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Circuit Court this _____ day of _____, 20_____.

ELIZABETH RAMBO
Clerk of the Court

CIRCUIT COURT SEAL

By:

Deputy

501401223
LTTM
Letter - Testamentary
2625041



RECEIVED

JAN 22 2014
CIRCUIT COURT

FILED

2014 JAN 22 PM 4:27
CIRCUIT COURT OF OREGON
FOR LANE COUNTY

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF LANE

Probate Department

In the Matter of the Estate of:

GUDRUN RAY,

Deceased.

No. 50-14-01223

LIMITED JUDGMENT
ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL
REPRESENTATIVE

(7)

Upon petition of ANNEMARIE PALAZZOLO for probate of the will of the above-named decedent, the court accepts the allegations of the Petition.

IT IS THEREFORE ORDERED AND ADJUDGED:

1. The will dated August 11, 2013, is admitted to probate.
2. ANNEMARIE PALAZZOLO is appointed as personal representative of the estate.
3. The personal representative is not required to file a bond and letters testamentary shall be issued forthwith to the personal representative in the manner provided by law.

DATED: January 22, 2014.


Circuit Court Judge for Lane County

Submitted by:
Don Blair Dickman, OSB #952507
Attorney for Personal Representative

LIMITED JUDGMENT ADMITTING WILL TO PROBATE AND APPOINTING
PERSONAL REPRESENTATIVE

DON B. DICKMAN, P.C.
ATTORNEY AT LAW
PO BOX 5682
EUGENE, OREGON 97405
TELEPHONE (541) 485-6767 • FAX (866) 860-4780

501401223
JGLM
Judgment - Limited
2719346

