

2015-013864

Klamath County, Oregon



00180316201500138640010016

Kris Anne Mueller, Personal Representative,
Estate of Wardell Manor Gilbert, Grantor

12/29/2015 09:53:44 AM

Fee: \$42.00

Kris Anne Mueller and Karol Pinkerton and Karen Gilbert,
as tenants in common, Grantee

After recording return to:
Jeff S. Patterson, OSB No. 024193
339 SW Century Drive Suite 101
Bend, OR 97702
T: 541-318-3330 F: 541-323-1030
jeff@bendlawgroup.com

Until a change is requested, all tax statements must be sent to the following address:
Kris Anne Mueller
14264 White Peak Drive
Colorado Springs, CO 80921

DEED OF PERSONAL REPRESENTATIVE

Kris Anne Mueller, the duly appointed, qualified, and acting Personal Representative of the estate of Wardell Manor Gilbert, deceased, Klamath County probate number 1401403CV, Grantor, hereby conveys to Kris Anne Mueller, an undivided 47%, and Karol Pinkerton, an undivided 26.5%, and Karen Gilbert, an undivided 26.5%, as tenants in common, Grantees, that real property situated in Klamath County, Oregon, described as follows:

Lot 20 & 21 in Block 8 of Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk

Tax Acct. No. 162674 & M778830 Map No. 2607-1A-1200

This property is free from encumbrances except for those of record.
The true consideration for this conveyance is \$ None (Estate distribution).

DATED: ^{Dec}~~November~~, 3, 2015.
KAM

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ESTATE OF Wardell Manor Gilbert

Kris Anne Mueller
Kris Anne Mueller, Personal Representative,
Grantor

STATE OF Colorado)
County of El Paso) ss.

This instrument was acknowledged before me on the 3 day of ^{December}~~November~~, 2015 by Kris Anne Mueller, Personal Representative.

Katherine Rose Marie Osborne
Notary Public

