

2016-013570

Klamath County, Oregon



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12/20/2016 03:40:33 PM

Fee: \$47.00

**GRANTOR NAME AND ADDRESS:**

Beverly Jean McLean and G. William McLean,  
Co-Personal Representatives Estate of  
Viola Isabelle Ruge Case No.16PB04380  
1580 Ridgecrest Drive  
Klamath Falls, OR 97601

**GRANTEE NAMES AND ADDRESS:**

Sky Lakes Medical Center Foundation, Inc.  
2865 Daggett Avenue  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 20<sup>th</sup> day of December, 2016,  
by and between **BEVERLY JEAN MCLEAN** and **G. WILLIAM MCLEAN**, Co-  
**Personal Representatives of the Estate of VIOLA ISABELLE RUGE**,  
**deceased**, Klamath County Circuit Court Case No. 16PB04380,  
**GRANTORS** and **SKY LAKES MEDICAL CENTER FOUNDATION, INC.**, **GRANTEE**;

**WITNESSETH:**

For value received and the consideration hereinafter  
stated, the receipt whereof hereby being acknowledged, the  
**GRANTORS** have granted, bargained, sold and conveyed, and by  
these presents do grant, bargain, sell and convey unto the said  
**GRANTEE** and assigns all the estate, right and interest of the  
said deceased at the time of decedent's death, and all the  
right, title and interest that the said estate of said deceased  
by operation of law or otherwise may have thereafter acquired in  
that certain real property situated in the County of Klamath,  
State of Oregon, legally described as follows, to wit:

Lot 5 in Block 1 of Homeland Tracts, according to the  
duly recorded plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer,  
stated in terms of dollars, is \$-0-. However, the actual  
consideration consists of or includes other property or value  
given or promised which is the whole consideration, being  
distribution from out of the above referenced estate pursuant to  
LIMITED JUDGMENT ON PETITION FOR INSTRUCTION/LIMITED JUDGMENT  
AUTHORIZING PARTIAL DISTRIBUTION dated the 8<sup>th</sup> day of December,  
2016, entered in Klamath County Circuit Court Case No.  
16PB04380.

"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."

IN WITNESS WHEREOF, the said **GRANTORS** have executed this instrument the 20<sup>th</sup> day of December, 2016.

Beverly Jean McLean

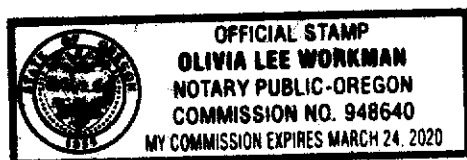
BEVERLY JEAN MCLEAN, Co-Personal  
Representative Of The Estate of VIOLA  
ISABELLE RUGE, Grantor

G. William McLean

G. WILLIAM MCLEAN, Co-Personal  
Representative Of The Estate of VIOLA  
ISABELLE RUGE, Grantor

State Of Oregon )  
 ) ss.  
County of Klamath )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2016 by Beverly Jean McLean.



Olivia Lee Workman  
Notary Public for Oregon  
My commission expires: 3-24-20

State Of Oregon )  
 ) ss.  
County of Klamath )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2016 by G. William McLean.



Olivia Lee Workman  
Notary Public for Oregon  
My commission expires: 3-24-20