2017-003848 Klamath County, Oregon



04/12/2017 03:28:57 PM

Fee: \$47.00

### PERSONAL REPRESENTATIVE'S DEED

## **Grantor:**

Stephanie Lee Ellenbogen as Personal Representative of the Estate of Beverly Jean Stimbra

#### Grantee:

Marguerite McMurry 314 Croy Street Advance, Missouri 63730

# After recording return to:

Barbara M. Dilaconi, Esq., P.C. 121 South 8<sup>th</sup> Street Klamath Falls, OR 97601-6165

# Until a change is requested, all tax statements must be sent to the following address:

Marguerite McMurry 314 Croy Street Advance, Missouri 63730

Stephanie Ellenbogen, the duly appointed, qualified, and acting personal representative of the Estate of Beverly Jean Stimbra, deceased, Klamath County Circuit Court Case Number 15PB02968, grantor, hereby conveys to Marguerite McMurry, grantee, that real property situated in Klamath County, Oregon, described as follows:

Lots 1 & 2, Block 9, Hessig Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Account No.: R76090; Map: R-3307-V22BC-01500-000; Code No.: 008

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is: None (Estate distribution).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300–195.336, AND 2007 OR LAWS CH 424, §§5–11, AND 2009 OR LAWS CH 855, §§2–9, 17. 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 195.305–195.336, AND 2007 OR LAWS CH 424, §§5–11, AND 2009 OR LAWS CH 855, §§2–9.

ESTATE OF BEVERLY JEAN STIMBRA

Stephanie Lee Ellenbogen, Personal Representative, Estate of Beverly Jean Stimbra, Grantor

STATE OF NEVADA	)
_	) ss.
County of CLARK	)

This instrument was acknowledged before me on HPRIL 4, 2017, by Stephanie Lee Ellenbogen, personal representative of the Estate of Beverly Lean Stimbra.

Notary Public for Nevada

My commission expires: osto7/2019

KELLY GEHRING
Notary Public - State of Nevada
County of Clark
APPT, NO. 07-4292-1
My App. Expires Aug 7, 2019