

2017-004417

Klamath County, Oregon



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04/27/2017 02:52:33 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Estate of Lois Jean Martin
aka Lois Jean (Stern) Martin, Deceased
Theresa Foeller, Personal Representative
3125 Naoma Street
Klamath Falls OR 97603

GRANTEE NAMES AND ADDRESS:

Katie Roberts
Rex Roberts
1851 Summers Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

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

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 20th day of April, 2017 by and between **Theresa Foeller, Personal Representative of the Estate of Lois Jean Martin aka Lois Jean (Stern) Martin, deceased, Klamath County Circuit Court Case No. 16PB02286** hereinafter called the First Party and **Katie Roberts and Rex Roberts, Husband and Wife**, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 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:

Beginning at the Northwest corner of Lot 4 in Block 7 of PLEASANT VIEW TRACTS, Klamath County, Oregon; thence South 115 feet to the Southwest corner of said lot; thence East 112 feet along south line of said lot; thence Northeasterly to a point on the North line of said lot 125 feet East of said Northwest corner; thence West 125 feet to the place of beginning.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,089.56. However, the actual consideration consists of or includes other property or value given or promised which is a part of the consideration, being distribution from out of Klamath County Circuit Court Case No. 16PB02286.

"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 First Party has executed this instrument the 20TH day of APRIL, 2017.

Theresa Foeller

Theresa Foeller, Personal Representative of the Estate of Lois Jean Martin aka Lois Jean (Stern) Martin

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 20th day of April, 2017 by Theresa Foeller, Personal Representative of the Estate of Lois Jean Martin aka Lois Jean (Stern) Martin

Katie Shari Terrell

Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: April 20, 2019

