

2017-005196

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00203579201700051960020020

05/11/2017 02:35:04 PM

Fee: \$47.00

GRANT'S NAME AND ADDRESS:

Matthew T. Parks, Personal Representative
of the Estate of Nolan James Jimmie Dabell, II, aka
Nolan J. Dabell, II
620 Main Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Jonathan C. Brown
5711 Blue Mountain Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jonathan C. Brown
5711 Blue Mountain Drive
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 11th day of May, 2017, by and between **MATTHEW T. PARKS**, the duly appointed, qualified and acting personal representative of the estate of **NOLAN JAMES JIMMIE DABELL, II, aka NOLAN J. DABELL, II**, deceased, hereinafter called the first party, and **JONATHAN C. BROWN**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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, described as follows, to-wit:

Lots 30 and 31, Block 31, TRACT 1184, OREGON
SHORES UNIT 2 FIRST ADDITION, according to the
official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Property ID NO.: 237835
Map Tax Lot No.: R-3507-017CB-01200-000

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs,
successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first
hereinabove written.

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



Matthew T. Parks,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11th day of May, 2017, by Matthew T. Parks, as personal representative of the Estate of Nolan James Jimmie Dabell, II, aka Nolan J. Dabell, II.



NOTARY PUBLIC FOR OREGON

My Commission expires: 9-24-18

