

2017-006241

Klamath County, Oregon



00204839201700062410020027

06/08/2017 08:28:46 AM

Fee: \$47.00

**After recording return to:**

Stacie R. Fellows  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Avenue, Suite 1700  
Portland, OR 97204

**Until a change is requested send tax statements to:**

Sean Schrock  
6369 Lakeview Drive  
Falls Church, VA 22041

Commonly known as: **4839 Derby Place, Klamath Falls, Oregon**

**PERSONAL REPRESENTATIVE'S DEED**

**Sean Schrock**, the duly appointed, qualified and acting Personal Representative of the Estate of Myrtle I. Huckabay, deceased, Klamath County Circuit Court Case No. 9001532CV ("Grantor"), conveys to Sean Schrock, as Claiming Successor of the Small Estate of Alma Maria Schrock Santa, aka A. Marie[sic]Schrock, deceased, Marion County Circuit Court Case No. 17PB02858 (collectively, "Grantee"), the following described real property located in Klamath County, Oregon:

Lot 5 Block 5 First Addition to Kelene Gardens  
Klamath Falls, Oregon  
4839 Derby Place

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of  
Klamath Irrigation District: Rules, regulations, laws and assessments of  
South Suburban Sanitary District: Reservations, restrictions, conditions  
and set back lines shown on the dedication of the Plat of First Addition to  
Kelene Gardens.

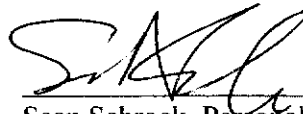
Tax Lot R577655

The true consideration for this conveyance is \$0.00 (total consideration relates to distribution out of an estate).

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

DATED this 19<sup>th</sup> day of May, 2017.



Sean Schrock, Personal Representative  
Estate of Myrtle I. Huckabay

City/County of Fairfax )  
 ) ss.  
Commonwealth of Virginia )

The foregoing instrument was acknowledged before me the 19 day of May, 2017,  
by Sean Schrock, Personal Representative of the Estate of Myrtle I. Huckabay.



NOTARY PUBLIC'S SIGNATURE

Notary Registration Number: 7653182

My Commission Expires: 01/31/19