

2017-013600

Klamath County, Oregon



00213911201700136000030034

11/28/2017 09:24:27 AM

Fee: \$52.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON PRESENTING THE ATTACHED
DOCUMENT FOR RECORDING. ANY ERRORS
IN THIS COVER SHEET DO NOT AFFECT
THE TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

Returned at Counter

After Recording Return to:

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

1. Name(s) of the transaction(s):

Personal Representative's Deed

2. Direct Party (Grantor):

Cynthia Lynn Potucek, Personal Representative of the Estate
of Carol June Potucek, deceased, Klamath County Circuit
Court Case No. 1303700CV

3. Indirect Party (Grantee):

Cynthia Lynn Potucek

4. True and Actual Consideration Paid: \$75,000.00

This document is being re-recorded to correct an error in
the legal description in that land partition 10-16 was
recorded subsequent to the legal description set out in the
originally recorded Personal Representative's Deed. A
corrected legal description has thus been inserted on to the
original of the Personal Representative's Deed. *originally recorded*

5. Legal Description

2017-011024,

See Attached containing corrected legal description as
follows:

Parcel 3 of Land Partition 10-16, replat of Parcels 1
and 2 of Land Partition 10-05 situated in NE 1/4 NE
1/4 of Section 2, Township 39 South, Range 9 East of
the Willamette Meridian, Klamath County, Oregon,
recorded August 23, 2016 in Volume 2016-008966,
Microfilm Records of Klamath County, Oregon.

2017-011024

Klamath County, Oregon



00210781201700110240020025

09/28/2017 02:08:39 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Estate of Carol June Potucek
Cynthia Lynn Potucek, Personal Representative
1755 Homedale Road
Klamath Falls, OR 97603

GRANTEE NAMES AND ADDRESS:

Cynthia Lynn Potucek
1755 Homedale Road
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 28 day of September, 2017 by and between **Cynthia Lynn Potucek, Personal Representative of the Estate of Carol June Potucek, deceased, Klamath County Circuit Court Case No. 1303700CV** hereinafter called the First Party and **Cynthia Lynn Potucek**, Individually, 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:

Parcel 3 of Land Partition 10-16, replat of Parcels 1 and 2 of Land Partition 10-05 situated in NE 1/4 NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded August 23, 2016 in Volume 2016-008966, Microfilm Records of Klamath County, Oregon.

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 \$ 75,000.00. However, the true and 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 the said 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 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

Returned at Counter

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 28 day of September, 2017.

Cynthia Lynn Potucek
Cynthia Lynn Potucek, Personal Representative of the
Estate of Carol June Potucek

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 28 day of September, 2017 by Cynthia Lynn Potucek, Personal Representative of the Estate of Carol June Potucek



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