

2018-004510

Klamath County, Oregon

04/13/2018 01:35:01 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Kenneth Eugene Spicher, Personal Representative
of the Estate of Ora Eugene Spicher
PO Box 218
Keno, OR 97627

GRANTEE NAME AND ADDRESS:

Lisa Ann Petrusich
1130 Maple St.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Amerititle
300 Klamath Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 11 day of April, 2018 by and between **Kenneth Eugene Spicher, Personal Representative of the Estate of Ora Eugene Spicher, deceased, Klamath County Circuit Court Case No. 18PB02488** hereinafter called the First Party and **Lisa Ann Petrusich**, 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:

The South 45 feet of Lot 50 and the North 45 feet of Lot 49 of Pleasant Home Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk 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 \$126,000.00 / \$126,500.00

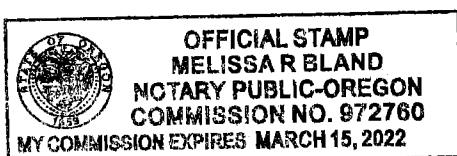
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 11 day of April 2018.

Kenneth Eugene Spicher
Kenneth Eugene Spicher, Personal Representative of the
Estate of Ora Eugene Spicher

STATE OF Oregon)
County of Klamath) ss.

This record was acknowledged before me on the 11 day of April, 2018 by **Kenneth Eugene Spicher Personal Representative of the Estate of Ora Eugene Spicher**



Melissa R Bland
Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: March 15, 2022