


MTC 221837 Am
RECORDING REQUESTED BY:

2018-004576
Klamath County, Oregon
04/16/2018 02:51:01 PM
Fee: \$47.00


Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:
Derek J. Laitala and Lisa M. Laitala
PO BOX 1418
Redmond, OR 97756

SEND TAX STATEMENTS TO:
Derek J. Laitala and Lisa M. Laitala
PO BOX 1418
Redmond, OR 97756

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Kelly J Mardock, the duly appointed, qualified and acting personal representative of the estate of Arthur Donald Cowan, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **17PB08091**, Grantor, conveys to **Derek J. Laitala and Lisa M. Laitala, as tenants by the entirety**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 5 in Block 2 of Chapman's Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is One Hundred Seventy-Nine Thousand And No/100 Dollars (**\$179,000.00**).

Subject to:

free and clear of encumbrances except all those items of record, if any, as of the date of this deed, including any real property taxes, but not yet payable

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.

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PERSONAL REPRESENTATIVE'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Arthur D. Cowan

By: *Kelly J Mardock*
Kelly J Mardock

State of *Oregon*
County of *COOS*

This instrument was acknowledged before me on *4-12-18* by Kelly J. Mardock as Personal Representative for Estate of Arthur Donald Cowan .

Marsha Jean DeCaires
Notary Public - State of Oregon

My Commission Expires: *2-11-22*



Unofficial Copy