



2018-005594
Klamath County, Oregon
05/04/2018 02:52:01 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
The Estate of Dawn E. Robbins

Grantee:
Sharon Kay Mann

AFTER RECORDING RETURN TO:
Sharon Kay Mann , Trustee of the Sharon K. Mann Living
Trust
PO Box 5196
Klamath Falls OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

File No. 230383AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 5/3 day of April, 2018, by and between

Peter Wright the duly appointed, qualified and acting personal representative of the estate of Dawn E. Robbins,
deceased, hereinafter called the first party, and

Sharon K. Mann, Trustee of the Sharon K. Mann Living Trust

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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:

A tract of land situated in the S1/2 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is South 429 feet and East 1420.8 feet from an iron pin which marks the Southwest corner of the NW1/4 of the NW1/4 of said Section 5, which point is also the intersection of the South line of Lindley Way and the East line of Laurel Street; thence South along the East line of Laurel Street 125 feet to the true point of beginning; thence East parallel to Lindley Way 88 feet; thence South parallel to Laurel Street 100 feet; thence West parallel with Lindley Way 88 feet to the East line of Laurel Street; thence North along the East line of Laurel Street 100 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$139,000.00 However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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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 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.

Executed this 3 day of May, 20 10

Peter M. Wright
Personal Representative for the Estate of
Dawn E. Robbins Deceased.

STATE of _____, County of _____) ss.

This instrument was acknowledged before me on _____, 20____
by Peter Wright as Personal Representative for the Estate of Dawn E. Robbins, deceased.

Notary Public for _____
My commission expires _____

*California acknowledgement
attached*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

On 5-3-18 before me, Patricia D Brownlie, Notary Public
(insert name and title of the officer)

personally appeared Peter Wright
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia D Brownlie (Seal)

