

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Estate of Betty L. Bruner

First Party's Name and Address

Craig Hansen  
1106 Madison St.

Klamath Falls, OR 97603

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Craig Hansen  
1106 Madison St.

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

2018-006054

Klamath County, Oregon

05/17/2018 09:15:01 AM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated May 15, 2018, by and  
between George Coats  
the duly appointed, qualified and acting personal representative of the estate of Betty L. Bruner  
and Craig Hansen, deceased, hereinafter called the first party,  
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 30 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.\* (The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

George Coats, Personal Representative

Personal Representative

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on May 15, 2018  
by George Coats, PR of Betty L. Bruner estate

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
CAROLYN ANN SELID  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 970597  
MY COMMISSION EXPIRES JANUARY 17, 2022

Notary Public for Oregon

My commission expires 1-17-22

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF CLACKAMAS  
Probate Department

In the Matter of the Estate of

LETTERS TESTAMENTARY

Case No. 17PB08855

BETTY L. BRUNER,

Deceased

STATE OF OREGON }  
County of Clackamas } ss.  
}

BY THESE LETTERS TESTAMENTARY BE INFORMED:

That the last will and testament of **BETTY L. BRUNER**, deceased, has been duly proven in the Circuit Court, County of Clackamas, State of Oregon, and that **GEORGE COATS** has been appointed and is at the date hereof the duly appointed, qualified and acting personal representative of the estate of the decedent. This, therefore, authorizes the said **GEORGE COATS**, to administer the estate of the said deceased, **BETTY L. BRUNER** according to law.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed the seal of the court at my office on the 20 day of NOVEMBER, 2017.



STATE OF OREGON

County of Clackamas

Clackamas County Court Administrator

By  Deputy

I, Clackamas Court Administrator for the Circuit Court, County of Clackamas, State of Oregon, do hereby certify that the foregoing copy of Letters Testamentary has been by me compared with the original, and that it is a correct transcript therefrom, and the whole of such original as the same appears on file and of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court this 12 day of Dec, 2018.

SEAL

Clackamas County Court Administrator

By  Deputy