



ADMINISTRATOR’S DEED

Returned at Counter

After recording tax statements
shall be sent to Grantee at the following address:
3955 S. Stage Rd., Sp. #58, Medford, OR 97501

Halbert S. Deuel III

Melissa Cardinal, the duly appointed, qualified and acting administrator of the Estate of Barbara Kathleen Deuel, deceased, appointed by the Jackson County, Oregon, Circuit Court in probate case #17PB08032, (the “Probate”), in her capacity as administrator, hereinafter referred to as Grantor [Grantor’s address: 322 E. 12th St., Medford, OR 97501], bargains, sells and conveys to Halbert S. Deuel III and Melissa Cardinal, as tenants in common [such co-tenancy being subject also to the terms of an agreement of the co-tenants dated August 28, 2018], Grantees, the following described real property:

Lot 22 in Block 5, Lenox according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

[For information purposes only the following is provided: Tax Account #R537066; Map: T39 R9E S7CA, Tax Lot #1290; otherwise commonly known by street address as 3713 Emerald Street, Klamath Falls, Klamath County, Oregon 97601]

The true consideration for this conveyance is \$0.00, as this is a transfer by the administrator pursuant to the intestate estate of the decedent and pursuant to the General Judgment of Distribution entered in said Probate dated August 9, 2018, as such consists of and includes other property and value given and promises, which together is the whole consideration and is sufficient to be binding.

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. **ORS 93.040.**

DATED this 28th day of August, 2018.

Estate of Estate of Barbara Kathleen Deuel, deceased (the “Probate”)

By: Melissa Cardinal
Melissa Cardinal, Estate Administrator, Grantor

STATE OF OREGON)
) ss.
County of Jackson)

Subscribed and sworn to before me this 28th day of August, 2018, by Melissa Cardinal who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument.

Deborah C. Lanier
Notary Public for Oregon
My Commission Expires: 10-29-21

