



2018-012445
 Klamath County, Oregon
 10/10/2018 03:54:00 PM
 Fee: \$97.00

THIS SPACE RESERVED FOR

Grantor:
 The Estate of Donna J. Fletcher

Grantee:
 David Kohler-Edwards
 Angela Kohler-Edwards

AFTER RECORDING RETURN TO:
 David and Angela Kohler-Edwards
 4420 La Habra Way
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 David and Angela Kohler-Edwards
 4420 La Habra Way
 Klamath Falls, OR 97603

File No. 256948AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 8th day of October, 2018, by and between **Keli Jean Lankford and James A. Fletcher** the duly appointed, qualified and acting co- personal representatives of the estate of **Donna J. Fletcher**, deceased, hereinafter called the first party, and **David Kohler-Edwards and Angela Kohler-Edwards, as Tenants by the Entirety**, 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:

Lot 7 in Block 20 of Tract 1127, Ninth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$330,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

2018-2019 Real Property Taxes, a lien not yet due and payable.

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.

974444

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 9 day of October, 2018



Keli Jean Lankford
Keli Jean Lankford, as Co-Personal Representative
for the Estate of Donna J. Fletcher, Deceased.

State of California
County of _____

On this _____ day of October, 2018, personally appeared before me Keli Jean Lankford, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed as Co-Personal Representative of the Estate of Donna J. Fletcher.

WITNESS My hand and official seal.

See Attached
Notary Public for California
My Commission expires: _____

Unofficial Copy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Ventura)

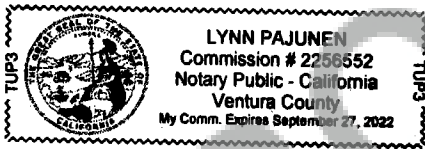
On Oct. 9, 2018 before me, Lynn Pajunen, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Keli Jean Lankford
Name(s) of Signer(s)

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 Lynn Pajunen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

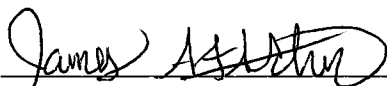
Title or Type of Document: Personal Representatives Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Executed this 10 day of October, 2018

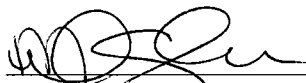


James A. Fletcher, as Co-Personal Representative
for the Estate of Donna J. Fletcher, Deceased.

State of Oregon
County of Klamath

On this 10 day of October, 2018, personally appeared before me James A. Fletcher, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed as Co-Personal Representative of the Estate of Donna J. Fletcher.

WITNESS My hand and official seal.



Notary Public for Oregon

My Commission expires: March 15, 2022



Unofficial Copy