

2019-003511

Klamath County, Oregon



00238286201900035110030037

04/01/2019 01:50:25 PM

Fee: \$92.00

Returned at Counter

After recording, return to:  
SANDRA CRUTCHFIELD  
3715 BROOKLYN  
KLAMATH FALLS, OREGON  
97603

Until a change is requested,  
send tax statements to:  
STEVEN WALKER,  
BRANDON GUSTIN,  
SANDRA CRUTCHFIELD,

**PERSONAL REPRESENTATIVE'S DEED**

This indenture, made this 1ST day of APRIL, 2019, by and between  
SANDRA CRUTCHFIELD, the duly appointed,  
qualified, and acting Personal Representative of the Estate of  
MICHAEL WALKER, Deceased,  
KLAMATH County Circuit Court Case No. 17PB01400, grantor, and  
STEVEN WALKER, BRANDON GUSTIN AND SANDRA CRUTCHFIELD  
3713 BROOKLYN AVENUE KLAMATH FALLS, OREGON 97603

grantee, WITNESSETH: for value received and the consideration hereinafter stated,  
the grantor does by these presents grant, bargain, sell, and convey unto the  
grantee, his heirs, successors and assigns, all the estate, right, and interest of the  
estate of the deceased, whether acquired by operation of law or otherwise, in and  
to the certain real property located in the County of KLAMATH, State of  
Oregon, described as follows:  
LOT 14, BLOCK 4 SECOND ADDITION TO ALTAMONT ACRES.

Commonly known as: 3715 BROOKLYN AVENUE KLAMATH FALLS, OR.  
Parcel ID: 3909-010DC-00801 LOT 14

The true and actual consideration for this conveyance is \$ LOVE AND EFFECTIO

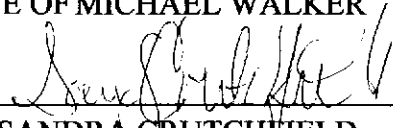
TO HAVE AND TO HOLD the same unto the grantee, his heirs, successors, and assigns, forever.

**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.**

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

ESTATE OF MICHAEL WALKER

By:



SANDRA CRUTCHFIELD

Personal Representative

*Construe all terms with the appropriate gender and quantity  
required by the sense of this instrument.*

STATE OF OREGON

COUNTY OF KLAMATH

This record was acknowledged before me on the 1st of April, 2019  
by Sandra Crutchfield



Signature

Chris Dillon

Print name

Title

My commission expires 5-30-22

