

2019-003512

Klamath County, Oregon



00238287201900035120030034

04/01/2019 01:50:37 PM

Fee: \$92.00

Returned at Counter  
*Sandra Crutchfield*

After recording, return to:  
STEVEN WALKER  
3713 BROOKLYN AVE  
KLAMATH FALLS, OREGON  
97603

Until a change is requested,  
send tax statements to:  
BRANDON GUSTIN  
3713 BROOKLYN AVE  
KLAMATH FALLS, OREGON  
97603

**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  
VELMA WALKER, Deceased,  
KLAMATH County Circuit Court Case No. , grantor, and  
STEVEN WALKER, FIRST BORN SON, BRANDON GUSTIN,  
GRANDSON. SANDRA CRUTCHFIELD, DAUGHTER.

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 15, BLOCK 4, SECOND ADDITION TO ALTAMONT ACRES.  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 3713 BROOKLYN KLAMATH FALLS, OR.  
Parcel ID: 3909-010DC-00800 LOT 15

The true and actual consideration for this conveyance is \$ FOR THE  
LOVE AND EFFECTION

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 VELMA WALKER

By:

Sandra Crutchfield  
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

Chris Dillon

Signature

Chris Dillon

Print name

Title

My commission expires 5-30-22

