

2019-008959

Klamath County, Oregon



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08/07/2019 12:45:30 PM

Fee: \$82.00

After Recording Return to:

Mansfield R. Cleary
P O Box 234
Cave Junction, OR 97523

Send tax statements to:

Bobbi Inman
292 Mountain Valley Way
Cave Junction, OR 97523

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 16 day of August, 2019 by and between **BOBBI INMAN** the duly appointed, qualified and acting personal representative of the estate of **JAMES L. PATTERSON**, deceased, Josephine County Court Case No. 17PB01023, hereinafter called the first party, and **BOBBI INMAN** 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 35, Block 5, and Lot 7, Block 14 of Sprague River Valley Acres as per Plat recorded in records of said County.
Property Descriptions (Tax and Lot number): R3612002A / 00100 and R361201B / 07400

To Have and to Hold the same unto 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 \$0.

IN WITNESS WHEREOF, the first party has executed this instrument.

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. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Bobbi Inman, Personal Representative

STATE OF OREGON, County of Josephine

This instrument was acknowledged before me on Aug 6 2019 by **BOBBI INMAN**.

Notary Public for Oregon
My Commission Expires: May 30, 2021

First Party

Bobbi Inman, Personal Representative of
The Estate of James L. Patterson
292 Mountain Valley Way
Cave Junction, OR 97523

Second Party:

Bobbi Inman
292 Mountain Valley Way
Cave Junction, OR 97523

