

2019-011779

Klamath County, Oregon



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10/09/2019 11:39:19 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS:

Kimberly Ann Heiney, Personal Representative
Estate of Janet A. (Rutter) Hughes
P.O. Box 2256
Terrebonne, OR 97760

GRANTEE NAMES AND ADDRESS:

Howard Brandon Hughes
3802 Bisbee Street
Klamath Falls, OR 97603

Howard Archie Hughes
3840 Bisbee Street
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 1st day of October, 2019 by and between Kimberly Ann Heiney, Personal Representative of the Estate of Janet A. (Rutter) Hughes, deceased, Klamath County Circuit Court Case No. 18PB04124, hereinafter called the First Party and Howard Brandon Hughes and Howard Archie Hughes, each as to a an undivided one-half interest as tenants in common, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

Lot 17, and the Easterly 127.90 feet of Lot 18, Block 2 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

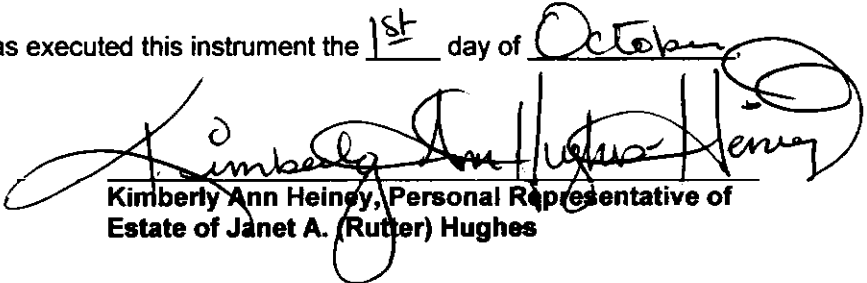
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate pursuant to the provisions of a General Judgment Of Final Distribution entered in such estate.

"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 AND 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

Returned at Counter

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

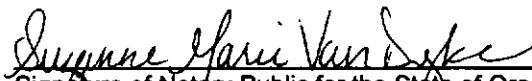
IN WITNESS WHEREOF, the said First Party has executed this instrument the 1st day of October, 2019.


Kimberly Ann Heiney, Personal Representative of
Estate of Janet A. (Rutter) Hughes

STATE OF OREGON)
County of Deschutes) ss.

This record was acknowledged before me on the 1st day of October, 2019 by Kimberly Ann Heiney, Personal Representative of the Estate of Janet A. (Rutter) Hughes.




Signature of Notary Public for the State of Oregon
My Commission Expires: 02/13/2023