



2020-001256
Klamath County, Oregon
01/31/2020 11:47:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor:
The Estate of Larry Robert Mittnacht, Deceased
2618 Westgate Dr.
Klamath Falls, OR 97603

Grantee:
Phylena Fawn Badger
3433 Bisbee
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Same as above

Until a change is requested all tax statements
shall be sent to the following address:
Same as above

File No. 252263AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 31 day of January, 2020, by and between
Wayne Stone and Elisabeth Onove the duly appointed, qualified and acting personal
representatives of the estate of Larry Robert Mittnacht, deceased, Probate Case No. 17PB06291, filed in Klamath
County,
hereinafter called the first party, and

Phylena Fawn Badger,

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:

**The N1/2 of Lot 3, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$109,000.00. However, the actual
consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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.

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 31 day of January, 2020

Personal Representative for the Estate of
Larry Robert Mittnacht, Deceased.

By: Wayne Stone
Wayne Stone, Personal Representative

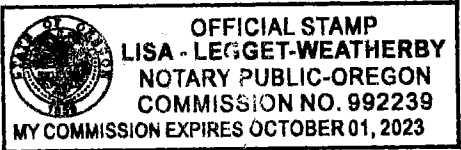
By: Elisabeth Onove
Elisabeth Onove, Personal Representative

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on January 31, 2020

by Wayne Stone as Personal Representative for the Estate of Larry Robert Mittnacht, Deceased.

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 10/1/2023



STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on January 31, 2020

by Elisabeth Onove as Personal Representative for the Estate of Larry Robert Mittnacht, Deceased.

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 10/1/2023

