

2020-002691

Klamath County, Oregon



00255540202000026910030031

03/03/2020 12:32:17 PM

Fee: \$92.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

1. Title(s) of the Transaction(s)

PERSONAL REPRESENTATIVE'S DEED

This deed is being recorded at the request of Tamera L. Westlake a typographical error in the name of the Grantee, Dennis R. Westlake as recorded at 2019-013610

2. Direct Party/Grantor and address:

**Tamera L. Westlake, Personal Representative of the Estate of Ralph E. Patterson
12821 Hwy 39
Klamath Falls, OR 97603**

3. Direct Party/Beneficiary and address:

**Tamera L. Westlake and Dennis R. Westlake
12821 Hwy 39
Klamath Falls, OR 97603**

4. After recording return to:

**Bradford J. Aspell
122 S. 5th St.
Klamath Falls, OR 97601**

5. Send all future tax documents to:

**Tamera L. Westlake and Dennis R. Westlake
12821 Hwy 39
Klamath Falls, OR 97603**

6. Consideration: \$0.00

Returned at Counter

<p>Grantor's Name and Address Tamera L. Westlake, Personal Representative of the Estate of Ralph E. Patterson, Deceased 12821 Hwy 39 Klamath Falls, OR 97603</p>	
<p>Grantee's Name and Address Tamera L. Westlake and Dennis R. Westlake, Husband and Wife 12821 Hwy 39 Klamath Falls, OR 97603</p>	
<p>After Recording Return to: Bradford J. Aspell ASPELL HENDERSON 122 South 5th Street Klamath Falls, OR 97601</p>	
<p>Until requested otherwise, send all tax statements to: Tamera L. Westlake and Dennis R. Westlake 12821 Hwy 39 Klamath Falls, OR 97603</p>	

PERSONAL REPRESENTATIVE'S DEED

COMES NOW Tamera L. Westlake, duly appointed and qualified personal representative of the estate of Ralph E. Patterson, deceased, Klamath County Circuit Court Case No. 19PB02303 and hereby grants, bargains and conveys all right title and interest of the above entitled estate, to Tamera L. Westlake and Dennis R. Westlake, Wife and Husband and tenants by the entirety, of that certain real property situate in Klamath County, Oregon, described as follows:

Parcel 1:

Lot 99, Odessa Summer Home Sites, according to the official plot they have there on file in the office of the County Clerk of Klamath County Oregon.

Tax Lot No: R-3008-03100-00200-000

Parcel 3:

The Westerly 60 feet of Lot 1, Block 1, Altamont Acres First Edition less the Northerly 10 feet thereof according to the official plot thereof in the office of the County Clerk of Klamath County Oregon.

Tax Lot No: R-3008-03100-00500-000

Parcel 4:

Lot 71 Pleasant Home Tracts II, according to the official plot on file in the office of the County Clerk of Klamath County Oregon.

Tax Lot No: R3909-002AD-01500-000

Parcel 5:

Beginning at a point on the North line of Klamath County Market Road No. 3 which is also known as Bonanza-Lorella North Road, where said line intersects the Westerly line or vacated tract 49 B in East Bonanza, in Klamath County, said point of beginning being approximately 600 feet West and 860 feet North from the Southeast corner of SE 1/4 pf Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence running Northerly 209 feet along the Westerly line of said vacated tract 49 B; thence West 418 feet to the true point of beginning running West 209 feet; thence South parallel with the said Westerly line of said vacated tract 49 B to North line of road; thence Southerly and Easterly along the North line of said road to point wich is 209 feet South of the true point of beginning; thence Northerly parallel with the said Westerly line of said vacant tract 49 B to the true point of beginning, and being a tract of land located in the SE 1/4 of Section 10, Twp. 39 S., Rge 11 East, W. M. Subject to Covenants, conditions, plat restrictions, reservations, rights, right of way, and easements now of record.

Tax Lot No: R3715-00000-00400-000

Parcel 6:

Lot 3 Block 8 Fairview Edition City of Klamath Falls according to the official plot thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Lot No: R3809-029DB-07500-000

Parcel 7:

The North ½ SW 1/4 of Section 1, Township 37 S, Range 15 East of the Willamette Meridian Klamath County Oregon consisting of a ½ interest as Tenants in Common with Dennis L. Buckley.

Tax Lot No: R3909-003AA-006600-000

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Distribution of Estate ; the whole consideration being the distribution of decedent's estate in the Circuit Court of State of Oregon for Klamath County, Case No. 19PB02303.

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.

DATED this 2 day of March, 2020.

Tamera L. Westlake
Tamera L. Westlake, Personal Representative of the
Estate of Ralph E. Patterson, Deceased

STATE OF OREGON)
)ss.
County of Klamath)

On the 2nd day of March, 2020, personally appeared Tamera L. Westlake and acknowledged the above instrument to be her voluntary act and deed as personal representative of the Estate of Ralph E. Patterson, Deceased.

Sandra Hoskins
NOTARY PUBLIC FOR OREGON
My commission expires: 5-14-2021

