

AFTER RECORDING RETURN TO:
Jason Broesder, Attorney at Law, LLC
770 S. Front Street, Suite 100
Central Point, OR 97502



00260916202000075870020025

06/22/2020 12:56:17 PM

Fee: \$87.00

SEND TAX STATEMENTS TO GRANTEE:

Harold Andrew Bratton
6451 SW Wren Street
Colver, OR 97734

PERSONAL REPRESENTATIVE'S DEED

Christine Marie Bratton, the duly appointed, qualified and acting Personal Representative of the Estate of Vester Vernon Simmonds, Grantor, conveys to Harold Andrew Bratton and Teresa Marie Bratton, not as Tenants in Common but with right of survivorship, Grantees, the following described real property (the "Property") located in Klamath County, Oregon, described as:

Lot(s) 5 and 6 in Block 9 of

FOX HOLLOW, according to the official plat thereof

on file in the records of Klamath County, Oregon.

This conveyance is executed pursuant to a General Judgment of Final Distribution made and entered in the matter of said Decedent's Estate on the 4th day of June, 2020, and there is no consideration given by the Grantor as the conveyance is pursuant to a Court Order.


The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

PERSONAL REPRESENTATIVE'S DEED

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 (Definitions for ORS 92.010 to 92.190) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

DATED this 18th day of June, 2020.



Christine Marie Bratton, Personal Representative
of the Estate of Vester Vernon Simmonds

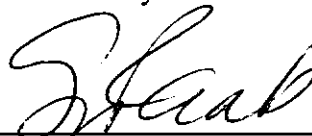
STATE OF OREGON)

) ss.

June 18, 2020

County of Jackson)

Personally appeared before me this above-named Christine Marie Bratton, Personal Representative of the Estate of Vester Vernon Simmonds, and acknowledged the foregoing was his/her voluntary act and deed.



Notary Public for Oregon

G:\Shared drives\wordperfect\Office\Probate\Clients\Simmonds-Bratton\P.R.Deed.7900.docx