

2020-008867

Klamath County, Oregon

07/20/2020 12:24:17 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANT'S NAME AND ADDRESS:

Robert "B" Getto, Personal Representative
of the Estate of George J. Kundikoff
c/o Mackadon Law, P.C.
P. O. Box 1203
Fallon, NV 89407

GRANTEE'S NAME AND ADDRESS:

Raymond James Petersen and
Uta Thalia Petersen
17041 Holiday Drive
Morgan Hill, CA 95037

SEND TAX STATEMENTS TO:

Raymone James Petersen and
Uta Thalia Petersen
17041 Holiday Drive
Morgan Hil, CA 95037

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 15th day of July, 2020, by and between **ROBERT "BOB" GETTO**, the duly appointed, qualified and acting personal representative of the estate of **GEORGE J. KUNDIKOFF**, deceased, hereinafter called the first party, and **ROBERT JAMES PETERSEN and UTA THALIA PETERSEN, Husband and Wife as tenants by the entirety**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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, described as follows, to-wit:

Block 1, Lots 1-12 inclusive, Lots 15-40 inclusive, Lots 42-57 inclusive and
Block 2, Lots 1-18 inclusive, TRACT 1089, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the 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 \$112,500.00.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

x Robert "Bob" Getto
Robert "Bob" Getto,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15 day of July, 2020, by Robert "Bob" Getto, as personal representative of the Estate of George J. Kundikoff.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires:

