



2020-010001

Klamath County, Oregon

08/12/2020 03:02:16 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Heirs and Devisees of Kevin Gerard Werts, deceased

11925 SW Lincoln Ave

Portland, Or. 97223

Grantee:

Steven Osborne

12017 Beechwood Dr

La Pine, OR 97739

AFTER RECORDING RETURN TO:

Steven Osborne

12017 Beechwood Dr

La Pine, OR 97739

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

Steven Osborne

12017 Beechwood Dr

La Pine, OR 97739

File No. 379916AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 11th day of Aug, 2020, by and between
Britni R. Werts the duly appointed, qualified and acting personal representative of the estate of Estate of Kevin
Gerard Werts, deceased, Probate Case No. 19PB02012, filed in Klamath County,

Hereinafter called the first party, and

Steven Osborne,

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:

**Lot 12 in Block 9, SUN FOREST ESTATES, TRACT 1060, 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 \$357,000.00. However, the actual
consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036C0-05200

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 11 day of Aug, 2020

Britni R. Werts
Britni R. Werts Personal Representative for the Estate of
Estate of Kevin Gerard Werts, Deceased.

STATE of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on 11th, Aug, 2020

by Britni R. Werts as Personal Representative for the Estate of
Kevin Gerard Werts

Jessica Nagel
Notary Public for OR
My commission expires Oct 16 2020

