

AFTER RECORDING RETURN TO:  
Michael P. Vanderhoff, LLC  
780 S. Front St., Ste. 150  
Central Point, OR 97502

**2020-012744**

Klamath County, Oregon



00266768202000127440020021

10/06/2020 08:37:45 AM

Fee: \$87.00

SEND TAX STATEMENTS TO GRANTEE:  
Susan R. Beer  
900 Win Way  
Eagle Point, OR 97524

**PERSONAL REPRESENTATIVE'S DEED**

**Susan R. Beer, the duly appointed, qualified and acting Personal Representative of the Estate of Rickie Ray Beer, deceased, Jackson County probate number 20PB01920, grantor, hereby conveys to Susan R. Beer, grantee, that real property situated in Klamath County, Oregon, described as follows:**

**Lot 4 in Block 55, of LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk 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 25<sup>th</sup> day of September, 2020, and there is no consideration given by the Grantor as the conveyance is pursuant to a Court Order.

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, AND 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

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

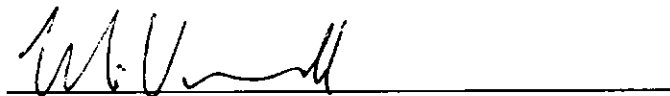
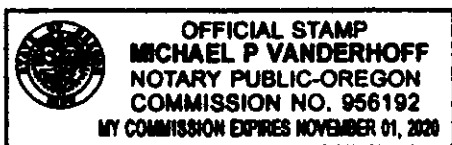
DATED this 2<sup>nd</sup> day of October, 2020.



Susan R. Beer,  
Personal Representative of the  
Estate of Rickie Ray Beer

STATE OF OREGON       )  
  ) ss.  
County of Jackson       )

This instrument was acknowledged before me on October 2<sup>nd</sup>, 2020, by Susan R. Beer, personal representative.

  
Notary Public for Oregon  
My commission expires: 11/1/20