

AFTER RECORDING RETURN TO:

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

2020-014184

Klamath County, Oregon



00268401202000141840030034

11/03/2020 08:52:35 AM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

James Bettles, Personal Representative of
The Estate of Jody Anne Robinson, aka
Jody Ann Roberts
132 Luna Grande, Unit 103
Sacramento, CA 95834

GRANTEE'S NAME AND ADDRESS:

James Bettles
132 Luna Grande, Unit 103
Sacramento, CA 95834

SEND TAX STATEMENTS TO:

James Bettles
132 Luna Grande, Unit 103
Sacramento, CA 95834

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29 day of ^{SEPTEMBER}~~October~~ 2020, by and between James Bettles, the duly appointed, qualified and acting personal representative of the estate of Jody Anne Robinson aka Jody Ann Roberts, deceased, hereinafter called the first party, and **James Bettles**, 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:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Government Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 57' East along the Westerly right of way line of said Oregon State Highway No. 427, 400 feet to the true point of beginning of this description; thence continuing South 0° 57' East 200 feet to a point; thence West 535 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line of Agency Lake to a point due West of the point of beginning; thence East 485 feet, more or less, to the point of beginning, being a portion of Government Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Property ID: 229942
Map Tax Lot Number: 3507-007CA-00400 U6

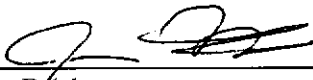
TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which

is the whole consideration; i.e., distribution of the assets of the Estate of Jody Anne Robinson, aka Jody Ann Roberts, Klamath County Circuit Court Case No. 20PB02973.

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.



James Bettles,
Personal Representative

STATE OF CALIFORNIA; County of Sacramento) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of October, 2020, by James Bettles, as personal representative of the Estate of Jody Anne Robinson, aka Jody Ann Roberts.

NOTARY PUBLIC FOR CALIFORNIA
My Commission expires:

**SEE ATTACHED
NOTARIAL WORDING**

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SACRAMENTO }

On Sept 29th, 2020 before me, M. Gill, Notary Public, personally appeared

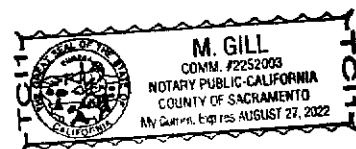
James Beattles

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Gill (Seal)
Notary Public's Signature



Optional Information

Description of Attached Document:

Personal Representative's
Deed

Document Date: _____

Number of pages: 3 (including this page)