

MTC 408250am

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

2020-015099

Klamath County, Oregon

11/18/2020 03:35:01 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Debra L. Jackson, Personal Representative of
The Estate of Paul C. Switzler
6258 Sage Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Richard and Elizabeth Russell
P.O. Box 1516
Lakeport, CA 95453

SEND TAX STATEMENTS TO:

Richard and Elizabeth Russell
P.O. Box 1516
Lakeport, CA 95453

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 16th day of November, 2020, by and between Debra L. Jackson, the duly appointed, qualified and acting personal representative of the estate of **Paul C. Switzler**, deceased, hereinafter called the first party, Richard Russell and Elizabeth Russell, 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:

Lot 22 of MOYINA, according to the official plat thereof on the 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 \$190,000.00. 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 Paul C. Switzler, Klamath County Circuit Court Case No. 20PR00082.

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,

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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.


Debra L. Jackson,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of November, 2020, by Debra L. Jackson, as personal representative of the Estate of Paul C. Switzler.




NOTARY PUBLIC FOR OREGON
My Commission expires: 3/15/22