

2021-000017

Klamath County, Oregon



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01/04/2021 12:30:20 PM

Fee: \$87.00

PERSONAL REPRESENTATIVES DEED

Marsha Eccles,
Personal Representative
Grantor

Walter Ramage
11734 Larchwood drive
LaPine, OR 97739
Grantee

After recording return to:
Walter Ramage
11734 Larchwood drive
LaPine, OR 97739

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

11628 Larchwood Drive, LaPine, OR 97739

THIS INDENTURE made this 6th day of November, 2020, by and between MARSHA ECCLES, the duly appointed, qualified and acting personal representative of the estate of Edythe V. McGlothorn, deceased, hereinafter called first party, and WALTER RAMAGE, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all of the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, to-wit:

Lot 111 in Block 1, SUN FOREST ESTATES, Tract No 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a 1972 Vandy Manufactured Home, VIN No. 9217, X Plate X-60631,

Map Tax Lot No: R-2310-036CO-0600-000

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is SIXTY ONE THOUSAND (\$61,000.00) DOLLARS.

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

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SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

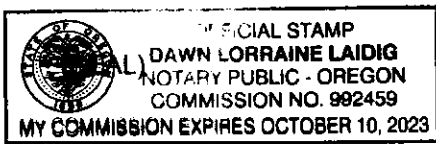
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.




Marsha Eccles, Personal Representative

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared the above named Marsha Eccles, Personal Representative of the Estate of Edythe V. McGlothorn and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: 
Notary Public for 10/10/23 57
My Commissioner Expires: one year