



2021-004605
Klamath County, Oregon
03/26/2021 01:17:00 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
James Broesder, Attorney at Law
770 S. Front St. Ste. 100
Central Point, OR 97502

Grantee:
Dennis Vader
2440 Darrow St
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Dennis Vader
2440 Darrow Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Dennis Vader
2440 Darrow Ave.
Klamath Falls, OR 97601

File No. 443535AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 11 day of March, 2021, by and between Jason Broesder the duly appointed, qualified and acting personal representative of the estate of Margie Bell Trammell aka Margie Yvonne Roberts, deceased, Probate Case No. 17PB09801, filed in Klamath County, hereinafter called the first party, and

Dennis Vader,

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:

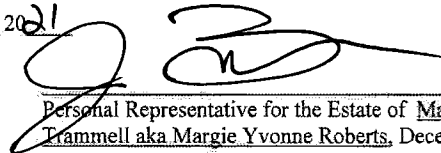
The South 1/2 of Lots 4 and 5 in Block 43, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$64,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 25 day of March, 2021


Personal Representative for the Estate of Margie Bell
Trammell aka Margie Yvonne Roberts, Deceased.

STATE of OR County of JACKSON) ss.

This instrument was acknowledged before me on March 25, 2021

by James Broessler as Personal Representative for the Estate of Margie Bell Trammell aka Margie Yvonne Roberts.


Notary Public for OR
My commission expires 2.4.24

