



2021-007722

Klamath County, Oregon

05/14/2021 10:29:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

Grantor:

ESTATE OF LARRY R. MITTNACHT

2618 WESTGATE DR

KLAMATH FALLS OR 97603

Grantee:

TIMOTHY MANGAN AND VIVIAN M. MANGAN

22390 WHITE PEAKS DR

BEND OR 97702

AFTER RECORDING RETURN TO:

TIMOTHY MANGAN AND VIVIAN M. MANGAN

22390 WHITE PEAKS DR

BEND OR 97702

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

TIMOTHY MANGAN AND VIVIAN M. MANGAN

22390 WHITE PEAKS DR

BEND OR 97702

File No. 460999AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 7 day of MAY 2021, by and between
WAYNE STONE AND ELISABETH ONOVE the duly appointed, qualified and acting co- personal
representatives of the estate of LARRY R. MITTNACHT deceased, Probate Case No. 17PB06291, filed in Klamath
County,
hereinafter called the first party, and

Timothy Mangan and Vivian M. Mangan, 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 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:

**Lot 5 in Block 4, TRACT 1245, FIRST ADDITION TO SHIELD CREST, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Together with an undivided interest in all those private roads shown on the plat and more particularly
described in Declaration recorded in Volume M84, page 4256, Microfilm Records of Klamath County,
Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$74,000.00 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 7 day of May, 2021

Wayne Stone
WAYNE STONE Co-Personal Representative for the Estate of
LARRY R MITTNACHT Deceased.

Elisabeth Onove
ELISABETH ONOVE Co-Personal Representative for the Estate of
LARRY R MITTNACHT Deceased.

STATE of OREGON, County of KLAMATH) ss.

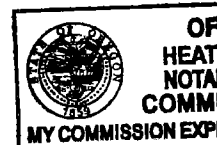
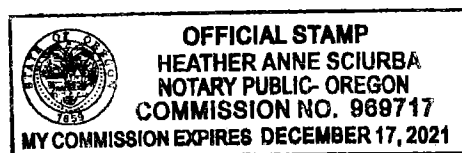
This instrument was acknowledged before me on 5 17, 2021

by WAYNE STONE AND ~~ELISABETH ONOVE~~ as Co-Personal Representative for the Estate of LARRY R MITTNACHT.

Heather Anne Sciurba

Notary Public for OREGON

My commission expires 12/17/2021



State of OREGON } ss
County of KLAMATH }

On this 14 day of MAY 2021 before me, HEATHER SCIURBA a Notary Public in and for said state, personally appeared ELISABETH ONOVE AS CO-PERSONAL REPRESENTATIVE FOR THE ESTATE OF LARRY R MITTNACHT



Notary Public for the State of OREGON
Residing at: KLAMATH FALLS OR
Commission Expires: 12/17/2021

