

After Recording Return To:
First American Title

2021-011030

Klamath County, Oregon

07/16/2021 01:40:01 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:
Brittney A. Lepard
9818 Split Rail Rd
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to:
Brittney A. Lepard
9818 Split Rail Rd
La Pine, OR 97739

File No.: 7067-3755173 (LSB)
Date: June 30, 2021

471 408 AM

PERSONAL REPRESENTATIVE'S DEED

Jason Sanders the duly appointed, qualified and acting personal representative of the estate of John Andrew Perry, deceased, conveys to Brittney Anna Lepard that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 54, Block 2, Tract No. 1098, Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. The **2021-2022** Taxes, a lien not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$292,000.00.

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

APN: R138354

Personal Representative's Deed
- continued

File No.: 7067-3755173 (LSB)
Date: June 30, 2021

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.

Dated this 8th day of July, 2021.

The Estate of John Andrew Perry

By: [Signature]
Jason Sanders as Personal Representative

STATE OF California)
County of Alameda) ss.

This instrument was acknowledged before me on this 8th day of July, 2021
by Jason Sanders, as personal representative of the estate of John Andrew Perry

S. Cartwright
Notary Public for Alameda County
My Commission Expires: 1/16/2025

