



2021-012953

Klamath County, Oregon

08/24/2021 02:20:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDING OFFICE

Grantor:

The Estate of Ruth M. Home

Grantee:

Gerald B. Whitlatch

AFTER RECORDING RETURN TO:

Gerald B. Whitlatch

851 Nyssa St.

Junction City, OR 97448

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

Same as above

File No. 481690AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 19th day of August, 2021, by and between
Nancy H. Leary, the duly appointed, qualified and acting personal representative of **the Estate of
Ruth M. Home**, deceased, Probate Case No. 21PB02386, filed in Klamath County,
hereinafter called the first party, and **Gerald Benton Whitlatch**, 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:

**Unit 30, Tract 1418, THE HARBOR ISLE GOLF COURSE CONDOMINIUM STAGE 16, according to
the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

**TOGETHER WITH the general and limited common elements pertaining thereto as provided in the
Supplemental Declaration submitting Stage 16 of Harbor Isles Golf Course Condominium to
Condominium Ownership, recorded June 26, 2003 in Volume M03, page 44019, Microfilm Records of
Klamath County, Oregon. The land included within such property is described in Exhibit A to the
Supplemental Declaration and such description is incorporated by this reference.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$310,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE. 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 24th day of Aug., 2021

Nancy H. Leary

Nancy H. Leary, Personal Representative for the Estate of
Ruth M. Home, Deceased.

STATE of OR, County of Klamath) ss.

This instrument was acknowledged before me on Aug. 24, 2021

by NANCY H. LEARY as Personal Representative for the Estate of Ruth
M. Home.

Deborah Anne Sinnock

Notary Public for Klamath Co

My commission expires 8/30/21

