

**2022-004841**

**Klamath County, Oregon**

**04/15/2022 11:49:01 AM**

**Fee: \$87.00**

After recording return to:  
DRISCOLL LAW, LLC  
563 SW 13<sup>TH</sup>, STE 103  
BEND, OR 97702

Until a change is requested, all tax statements must be sent to the following address:  
STACY HOBLITZELL  
1818 BLINKER COURT  
LA PINE, OR 97739

## **DEED OF PERSONAL REPRESENTATIVE**

STACY HOBLITZELL, the duly appointed, qualified, and acting personal representative of THE ESTATE OF RUTH ANN HOBLITZELL, deceased, Klamath County probate number 21PB08337, grantor, hereby conveys to STACY HOBLITZELL and AMY OSOWSKI, grantees, not as tenants in common, but with the right of survivorship that real property situated in Klamath County, Oregon, described as follows:

Lot 6, Block 4, WAGON TRAIL ACREAGES NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is estate distribution.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ESTATE OF RUTH ANN HOBLITZELL

Stacy Hoblitzell  
STACY HOBLITZELL  
Personal Representative, Grantor

STATE OF OREGON                    )  
  ) ss.  
County of Deschutes                )

This instrument was acknowledged before me on April 14, 2022, by STACY HOBLITZELL, personal representative.

Nicole M Precone  
Notary   Public for Oregon  
My commission expires: MAY 22, 2022

