

2022-007926

Klamath County, Oregon

06/28/2022 10:09:01 AM

Fee: \$87.00



After recording return to:
Suzanne Deppe and Mitchell Ratisher
4061 Yolo Drive
San Jose, CA 95136

Until a change is requested all tax
statements shall be sent to:
Suzanne Deppe and Mitchell Ratisher
4061 Yolo Drive
San Jose, CA 95136

File No.: 7161-3949966 (SA)

Date: June 14, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Melvin D. Ferguson the duly appointed, qualified and acting personal representative of the estate of Patricia Ann Brown, deceased, conveys to Mitchell Ratisher and Suzanne Deppe, as tenants by the entirety 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 6, BLOCK 5, FIRST ADDITION TO SHIELD CREST - TRACT 1245, 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 \$669,000.00.

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: 830408

Personal Representative's Deed
- continued

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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 14th day of June, 2022.

Patricia Ann Brown

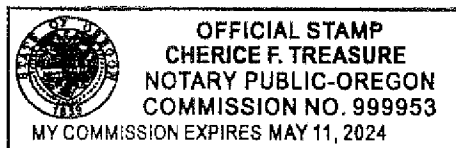
By: Melvin D. Ferguson

Melvin D. Ferguson as Personal Representative

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 14th day June, 2022
by Melvin D. Ferguson, as personal representative of the estate of Patricia Ann Brown

Cherice F. Treasure



Notary Public for Oregon
My Commission Expires: 5-11-2024