



2022-008164  
Klamath County, Oregon  
07/05/2022 12:05:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
Estate of Kristin Gellner  
5004 Mazama DR  
Klamath Falls, OR 97603

Grantee:  
John F. LeFever and Deborah A. LeFever  
97136 N Bank RD  
Gold Beach OR 97444

AFTER RECORDING RETURN TO:  
John F. LeFever and Deborah A. LeFever  
97136 N Bank RD  
Gold Beach OR 97444

Until a change is requested all tax statements  
shall be sent to the following address:  
John F. LeFever and Deborah A. LeFever  
97136 N Bank RD  
Gold Beach, OR 97444Gold Beach OR 97444

File No. 546088AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 29th day of June 2022, by and between

Daniel T. Gellner the duly appointed, qualified and acting personal representative of the estate of Kristin Gellner, deceased, Probate Case No. 19PB03713, filed in Klamath County, hereinafter called the first party, and

**John F. LeFever and Deborah A. LeFever, 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:

**Parcel 3 of Land Partition 30-96, said Land Partition being situated in the SW1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**


**TOGETHER WITH** an easement for access and public utilities over, across and under the North 40.9 feet of Parcels 1 and 2 of said Land Partition 30-96 as delineated on the face of said Land Partition.

**EXCEPTING THEREFROM** the North 40.09 feet of Parcel 3 of Land Partition 30-96, deeded to Klamath County by Statutory Warranty Deed recorded November 27, 2006 in Volume 2006-023527, Microfilm Records of Klamath of Klamath County, Oregon.

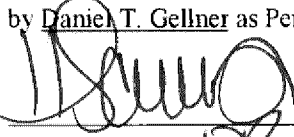
The true and actual consideration paid for this transfer, stated in terms of dollars is \$485,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 29 day of June, 2022  
  
Daniel T. Gellner Personal Representative for the Estate of  
Kristin Gellner, Deceased.

STATE of OR, County of Klamath ) ss.  
This instrument was acknowledged before me on June 29, 2022  
by Daniel T. Gellner as Personal Representative for the Estate of Kristin Gellner.

  
Notary Public for OR  
My commission expires Nov 21, 2025

