

2022-009146

Klamath County, Oregon

07/26/2022 12:26:01 PM

Fee: \$87.00

GRANTOR'S NAME:

The Estate of Patricia Ann Brown

GRANTEE'S NAME:

Jamie Paddock

AFTER RECORDING RETURN TO:

Jamie Paddock

35596 High Ranch Drive
Springfield, OR 97478

SEND TAX STATEMENTS TO:

Jamie Paddock

35596 High Ranch Drive
Springfield, OR 97478

6331 Sage Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE 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, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **21PB04709**, Grantor, conveys to **Jamie Paddock**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 17, MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is One Hundred Ninety-Six Thousand Nine Hundred Seventy-Five And No/100 Dollars **(\$196,975.00)**.

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 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.

FNT 60222-04851-SW / AmeriTitle# 552754 AM

PERSONAL REPRESENTATIVE'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Estate of Patricia Ann Brown

By: Melvin D. Ferguson
Melvin D. Ferguson, Personal Representative

7-22-2022
Date

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 22, 2022 by Melvin D. Ferguson, Personal Representative of The Estate of Patricia Ann Brown.

Cherice F. Treasure
Notary Public - State of Oregon

My Commission Expires: 5-11-2024

