

Returned at Counter

**GRANTOR NAME AND ADDRESS:**  
Myrl Yvonne Auwen, Personal Representative  
of the Estate of Roger Dean Montgomery  
PO Box 12823  
Prescott, Arizona 86304

**GRANTEE NAMES AND ADDRESSES:**  
Roger Dean Montgomery, Jr.,  
Ronald Lee Montgomery,  
Myrl Yvonne Auwen  
PO Box 12823  
Prescott, Arizona 86304

**AFTER RECORDING RETURN TO:**  
Neal G. Buchanan, Attorney  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:**  
Myrl Yvonne Auwen  
PO Box 12823  
Prescott, Arizona 86304

**2022-013027**  
Klamath County, Oregon



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11/03/2022 01:40:38 PM

Fee: \$82.00

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 25<sup>th</sup> day of October, 2022, by and between **MYRL YVONNE AUWEN, Personal Representative of the Estate of ROGER DEAN MONTGOMERY, deceased, Klamath County Circuit Court Case No. 21PB08461**, hereinafter called the **GRANTOR** and **ROGER DEAN MONTGOMERY, JR., RONALD LEE MONTGOMERY and MYRL YVONNE AUWEN**, each as to an undivided one-third interest not as tenants in common but with rights of survivorship, that is that the fee shall rest in the survivor(s) of the **GRANTEES**, hereinafter called the **GRANTEES**;

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the **GRANTOR** has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEES** and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

LOT 4, BLOCK 25, 4<sup>th</sup> ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF KLAMATH COUNTY, OREGON.

Account #488939 Map # 3907-026D0-08100

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of Klamath County Circuit Court Case No. 21PB08461.

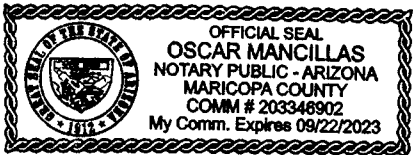
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

IN WITNESS WHEREOF, the said First Party has executed this instrument the 25<sup>th</sup> day of October, 2022.

Myrl Yvonne Auwen  
**MYRL YVONNE AUWEN, Personal Representative  
of the Estate of ROGER DEAN MONTGOMERY**

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2022, before me personally appeared **MYRL YVONNE AUWEN, Personal Representative of the Estate of ROGER DEAN MONTGOMERY**.



[Signature]  
Signature of Notarial Officer  
Notary Public for the State of Arizona  
My Commission Expires: 09/22/2023