
AmeriTitle
MTC 5 70 749 AM
AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

2022-014128
Klamath County, Oregon
12/09/2022 08:32:01 AM
Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:
Estate of Shelley Susanne Tucker

GRANTEE'S NAME AND ADDRESS:
Jonathan Brown
4346 Ferrier
Klamath Falls, OR 97603

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Jonathan Brown
4346 Ferrier
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S WARRANTY DEED

THIS INDENTURE Made this 7th day of December, 2022, by and between KATIE AMBER TUCKER the duly appointed, qualified and acting personal representative of the estate of SHELLEY SUSANNE TUCKER, deceased, Probate Case No. 20PB01726, filed in Klamath County, hereinafter called the first party, and JONATHAN BROWN, hereinafter called the second party, does hereby grant, bargain, sell, convey, and warrants to be free of any encumbrance, lien or claim, including but not limited to claims by SIMA RESOURCES, INC. unto the first party and first party's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition 7-96 situated in the NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the office of the County Clerk of Klamath County, on May 28, 1996.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the second party and second party's heirs, successors and assigns forever.

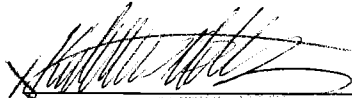
AND FIRST PARTY HEREBY COVENANTS to and with second party and second party's heirs, successors and assigns, that first party is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$365,000.00. However, the actual consideration consists of or includes other property or value given or proised which is the whole part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.


~~Dec.~~ IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of ~~November~~, 2022 if a corporate grantor, 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


KATIE AMBER TUCKER,
Personal Representative for the Estate of
Shelley Tucker *personal Representative*

Marion
STATE OF OREGON; County of ~~Klamath~~ ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 7th day of ~~November~~ *December*, 2022, by KATIE AMBER TUCKER, as Personal Representative for the Estate of Shelley Tucker.


NOTARY PUBLIC FOR OREGON
My Commission expires: *10/8/2024*

