



2022-014179  
Klamath County, Oregon  
12/12/2022 12:01:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of John Urbaniak

1621 Cleveland Hill Rd.

Roseburg, OR 97471

Grantee:

William P. Ward and Carolyn A. Ward

4995 Sunnyside Rd. SE #8

Salem, OR 97302

AFTER RECORDING RETURN TO:

William P. Ward and Carolyn A. Ward

4995 Sunnyside Rd. SE #8

Salem, OR 97302

Until a change is requested all tax statements  
shall be sent to the following address:

William P. Ward and Carolyn A. Ward

4995 Sunnyside Rd. SE #8

Salem, OR 97302

File No. 569964AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of December, 2022, by and between

**Victoria Louise Urbaniak** the duly appointed, qualified and acting personal representative of the estate of **John Urbaniak**, deceased, Probate Case No. 22PB03825, filed in Douglas County, hereinafter called the first party, and

**William P. Ward and Carolyn A. Ward, 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:

**Lot 12 in Block 22, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,000.00. 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 9 day of December, 2022

X Victoria L. Urbaniak  
Victoria Louise Urbaniak Personal Representative for the  
Estate of John Urbaniak, Deceased.

STATE of Oregon, County of Douglas ) ss.

This instrument was acknowledged before me on December 9, 2022

by Victoria Louise Urbaniak as Personal Representative for the Estate of John Urbaniak.

Tricia Evans  
Notary Public for Roseburg, Oregon  
My commission expires Dec 20, 2024

