

*Oaker Law Office PC***PERSONAL REPRESENTATIVE DEED****2023-001671****Klamath County, Oregon**

Kay Simmons-Patsch, Personal Representative  
Grantor

Kay Simmons-Patsch  
5640 Independence Ave  
Klamath Falls, OR 97603  
Grantee



00312359202300016710010016

03/13/2023 08:03:20 AM

Fee: \$82.00

After recording return and send tax statements to:  
Grantee

**DEED OF PERSONAL REPRESENTATIVE**

**CONSIDERATION:** No consideration has been given or paid for this transfer, the purpose being to transfer property for estate distribution.

Kay Simmons-Patsch, the duly appointed, qualified and acting Personal Representative of the Estate of Kenneth A. Patsch, deceased, Klamath County Probate Number 1303772CV, grantor, hereby conveys to Kay Simmons-Patsch, the grantee, that real property situated in Klamath County, Oregon described as follows:

A Portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Tract 32 of INDEPENDENCE TRACTS, as shown upon the official plat thereof, and running thence South 0 degrees 13' East, along the Westerly line of Tracts 32, 31 and 30 of said Independence Tracts, a distance of 171.72 feet, more or less, to the Southwest corner of Tract 30; thence South 71 degrees 27' East, along the South line of said Tract 30, a distance of 89.3 feet; thence North 0 degrees 13' West a distance of 182.82 feet; more or less to an iron pin in the Northerly line of Tract 32; thence North 78 degrees 23' West along the North line of said Tract 32, a distance of 86.33 feet to the place of beginning.

More commonly known as: 5640 Independence Avenue, Klamath Falls, Oregon.  
Map/Tax lot #: 3909-011AA-04400; Account 548009

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$0 (NONE), for estate distribution purposes.

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.

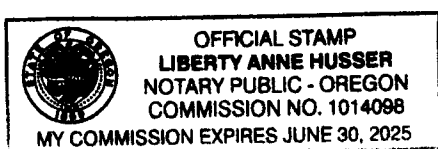
Estate of Kenneth A. Patsch

Dated: 3-8-2023

*Kay Simmons-Patsch*  
Kay Simmons-Patsch, Personal Representative

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on this 8 day of March, 2023 by Kay Simmons-Patsch, Personal Representative.



*Liberty Husser*  
Notary Public

My Commission Expires: June 30, 2025