

Returned at Counter

Grantor:

Justin Ray Barker, Personal Representative
Estate of Amber Heavilin

Grantee:

Justin Ray Barker

Send Tax Statements To:

Justin Ray Barker
4414 Cottage Ave.
Klamath Falls, OR 97603

After Recording Return To:

Siskiyou Law
320 E. Main St., Suite #211
Ashland, Oregon 97520

2023-003280

Klamath County, Oregon



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05/01/2023 01:06:29 PM

Fee: \$92.00

DEED OF PERSONAL REPRESENTATIVE

JUSTIN RAY BARKER, the duly appointed, qualified, and acting personal representative of the ESTATE OF AMBER HEAVILIN, deceased, Klamath County probate number 22PB05762, Grantor, hereby conveys to JUSTIN RAY BARKER, Grantee, the following described real property located in Klamath County:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

[Commonly known as 4414 Cottage Ave., Klamath Falls, OR 97603]

The property is free from encumbrances, except those of record.

This conveyance is executed pursuant to a Limited Judgment Authorizing Partial Distribution made and entered in the matter of said Decedent's Estate on January 23, 2023, and there is no consideration given by the Grantee as the Conveyance is pursuant to a Court Order.

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.

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Dated: 30 Mar 2023

Justin Ray Barker
JUSTIN RAY BARKER, Personal Representative
Estate of Amber Heavilin

STATE OF OREGON)
) SS
COUNTY OF KLAMATH)

The foregoing Warranty Deed was acknowledged before me on ^{March}~~February~~ 30, 2023, by JUSTIN RAY BARKER.
RM

Rebecca Lynn Mackey
Notary Public for Oregon
My commission expires: 02/18/24

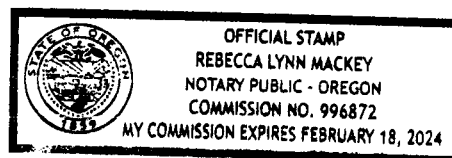


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Easterly 70 feet of Lot 4, Block 2, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4 in Block 2, Pleasant View Tracts, as designated on the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon running thence Southerly 140 feet to the Southeast corner of said Lot 4, Block 2; thence Westerly 70 feet along the Southerly line of said Lot 4, Block 2; thence Northerly 140 feet parallel to the Easterly boundary of said Lot 4, Block 2; thence Easterly 70 feet to the point of beginning.