

Returned at Counter

GRANTOR NAME AND ADDRESS:
Estate of Lynette Glee Phelps Harvey
Derek Clifton Harvey, Personal Representative
4220 Flagstaff Street
Eugene, Oregon 97402

2023-003910
Klamath County, Oregon



05/23/2023 11:24:05 AM Fee: \$82.00

GRANTEE NAME AND ADDRESS:
Derek C. Harvey
4220 Flagstaff Street
Eugene, Oregon 97402

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

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**
Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 15th day of May, 2023 by and between **Derek Clifton Harvey, Personal Representative of the Estate of Lynette Glee Phelps Harvey, deceased, Klamath County Circuit Court Case No. 21PB04646** hereinafter called the First Party and **Derek C. Harvey**, Individually, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 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, civilly described as 4421 Boardman, Klamath Falls, Oregon 97603 and legally described as follows, to wit:

Lots 31 and 32, Block 8, St. Francis Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the true and actual consideration consists of or includes other property or value given or promised which is part of the consideration, being distribution from out of the said estate.

"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 15 day of May, 2023, 2023.

Derek Clifton Harvey, Personal Representative
of the Estate of Lynette Glee Phelps Harvey

STATE OF Oregon)
County of Lane) ss.

This record was acknowledged before me on the 15 day of May, 2023 by **Derek Clifton Harvey, Personal Representative of the Estate of Lynette Glee Phelps Harvey.**



Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 6/21/2025