

2023-004704

Klamath County, Oregon



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06/20/2023 11:36:27 AM

Fee: \$92.00

Prepared by:

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Margaret Brogan, Personal Representative,
Estate of John Edward Emery, Grantor

Margaret Brogan, Grantee

After recording return to:
Adam M. Horn, Esq.
1530 Humboldt Road, Ste 3
Chico, CA 95928
530.812.1000

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

Margaret Brogan
251 Pinewood Drive
Paradise, CA 95969

DEED OF PERSONAL REPRESENTATIVE

MARGARET BROGAN, the duly appointed, qualified, and acting personal representative of the estate of JOHN EDWARD EMERY, deceased, Klamath County probate number 22PB08228 grantor, hereby conveys to MARGARET BROGAN, grantee, that real property situated in Klamath County, Oregon, described as follows:

Legal Descriptions of Real Properties:

1. Legal Description for:
Vacant lot, Sprague River Valley Acres, Klamath County, OR 97621,
Parcel ID: R-3612-001B0-02200-000

“Sprague River Valley Acres, Block 11, Lot 4”

2. Legal Description for:
Vacant lot, Sprague River Valley Acres, Klamath County, OR 97621,
Parcel ID: R-3612-001B0-02300-000:


“Sprague River Valley Acres, Block 11, Lot 5”

This property is free from encumbrances except for those of record.
The true consideration for this conveyance is \$ None (Estate distribution).

DATED: June 12, 2023.

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 JOHN EDWARD EMERY

A handwritten signature in black ink, appearing to read 'Margaret Brogan', written over a horizontal line.

MARGARET BROGAN,
Personal Representative,
Grantor

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

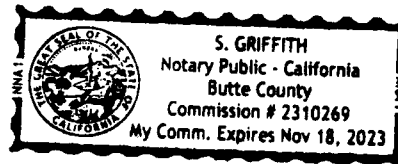
State of California)
) ss
County of Butte)

On June 12, 2023, before me, S. GRIFFITH, Notary Public, personally appeared MARGARET BROGAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Notary Public State of California



[SEAL]