



2023-005357
Klamath County, Oregon
06/30/2023 01:11:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

Grantor:

Estate of Lawrence James Badorek, deceased
PO Box 5601
Whitefish, MT 59937

Grantee:

Ashley Ann Quinowski
10680 Hwy 39
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Ashley Ann Quinowski
10680 Hwy 39
Klamath Falls, OR 97603

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

Ashley Ann Quinowski
10680 Hwy 39
Klamath Falls, OR 97603

File No. 592711AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 20th day of June, 2023, by and between

Kimberly A. Thelen the duly appointed, qualified and acting Personal Representative of the Estate of **Lawrence James Badorek**, deceased, Probate Case No. 23PB02113, filed in Klamath County, and by Dorothy Hartley as to the life estate acquired in Klamath County Circuit Court case #23PB02113,

hereinafter called the first party, and

Ashley Ann Quinowski,

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:

A tract of land situated in the S1/2 SE1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

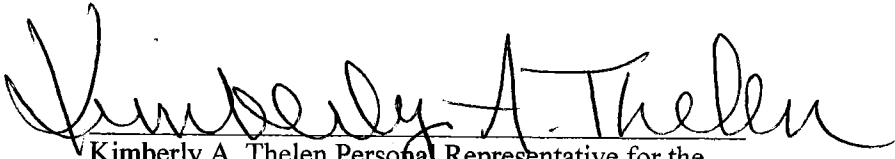
Beginning at a point on the West boundary of the Klamath Falls-Merrill Highway, said point being North 0° 14' East a distance of 609.9 feet and North 89° 57' West a distance of 30.00 feet from the Southeast corner of said Section 36; thence North 89° 57' West a distance of 1475.5 feet; thence North 0° 14' East a distance of 295.00 feet; thence South 89° 57' East a distance of 1475.5 feet to the West boundary of the Klamath Falls Merrill Highway; thence South 0° 14' West along the West boundary of said Highway a distance of 295.0 feet, more or less, to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$315,000.00. 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.

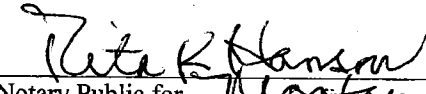
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

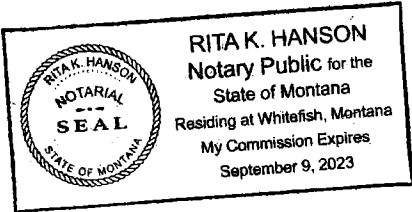
Executed this 22 day of June, 2023


Kimberly A. Thelen Personal Representative for the
Estate of Lawrence James Badorek, Deceased.

STATE of Montana County of Flathead) ss.

This instrument was acknowledged before me on June 22, 2023
by Kimberly A. Thelen as Personal Representative for the Estate of Lawrence James Badorek, deceased.


Notary Public for Montana
My commission expires 9/9/2023



Executed this 23rd day of June, 2023

Dorothy Hartley
Dorothy Hartley

STATE of Wyoming, County of Campbell) ss.

This instrument was acknowledged before me on June 23, 2023
by Dorothy Hartley.

Marilyn S Will
Notary Public for Campbell County, Wyoming
My commission expires 05/10/2028

