

2023-005711

Klamath County, Oregon



00317137202300057110020021

07/11/2023 11:02:35 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jane Nielsen, Personal Representative of the
Estate of Carmelita Abion Jensen
10730 Washburn Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Jane Nielsen
10730 Washburn Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jane Nielsen
10730 Washburn Way
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 10 day of July, 2023, by and between **Jane Nielsen**, the duly appointed, qualified and acting personal representative of the estate of Carmelita Abion Jensen, deceased, hereinafter called the first party, and **Jane Nielsen**, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the 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, described as follows, to-wit:

Lot 18, Block 1, TRACT NO. 1168, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH ALL MINERAL RIGHTS

Property ID: 725872
Map Tax Lot: 3509-00600-01300

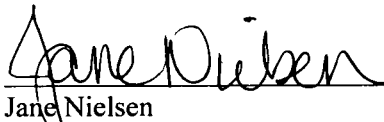
TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Carmelita Abion Jensen, Klamath County Circuit Court Case No. 21PB09309.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

**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**

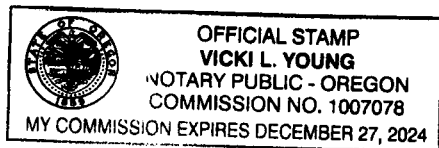
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Jane Nielsen
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of July, 2023, by Jane Nielsen, as personal representative of the Estate of Carmelita Abion Jensen.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024