



2023-006443
Klamath County, Oregon
07/31/2023 12:13:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

Grantor:
Estate of Roger Nelson

Grantee:
Peter Lusich and Ashley Wendt
2716 Vale Rd.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Peter Lusich and Ashley Wendt
2716 Vale Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Peter Lusich and Ashley Wendt
2716 Vale Rd.
Klamath Falls, OR 97603

File No. 595216AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 27th day of July 2023, by and between
Linda Jones the duly appointed, qualified and acting personal representative of the estate of Roger Lee Nelson,
deceased, Probate Case No. 22PB07871, filed in Klamath County,
hereinafter called the first party, and

Peter Lusich and Ashley Wendt, with right of survivorship,

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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$\$551,500.00. 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 27 day of July, 2023

Linda Jones
Linda Jones Personal Representative for the Estate of
Roger Lee Nelson, Deceased.

STATE of IOWA, County of Dallas) ss.

This instrument was acknowledged before me on 27 July, 2023

by Linda Jones as Personal Representative for the Estate of Roger Lee Nelson.

Michael O'Neil Hughes
Notary Public for State of Iowa
My commission expires 02 JUNE 2025

MICHAEL O'NEIL HUGHES
Notarial Seal - Iowa
Commission Number 763324
My Commission Expires Jun 2, 2025

EXHIBIT 'A'

File No. 595216AM

Lots 3, 4, 5 and 10 of EMMITT TRACTS, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon. TOGETHER with the easterly 30 feet of the vacated 60 foot roadway that attached thereto.