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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Eugene Albert Nettleton AKA Gene Albert Nettleton
31810 Mountain Lakes Drive
Klamath Falls, OR 97601

2023-006543
Klamath County, Oregon

Grantor's Name and Address
Sharon Kay Nettleton
31810 Mountain Lakes Drive
Klamath Falls, OR 97601



00318133202300065430010012

08/02/2023 11:39:39 AM

Fee: \$82.00

Grantee's Name and Address

After recording, return to (Name and Address):

Sharon Kay Nettleton
31810 Mountain Lakes Drive
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Red Canoe Credit Union
PO Box 77404
Ewing, NJ 08628

Returned at Counter

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated July 15, 2023, by and between Sharon Kay Nettleton, the duly appointed, qualified and acting personal representative of the estate of Eugene Albert Nettleton AKA Gene Albert Nettleton Klamath County Circuit Court case # 23 PB04402 deceased, hereinafter called grantor, and Sharon Kay Nettleton

hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 27 in Block 7 of TRACT NO. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

AKA

31810 Mountain Lakes Drive
Klamath Falls, OR 97601

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ¹, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Personal Representative

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 2, 2023 by Sharon Kay NettletonThis instrument was acknowledged before me on August 2, 2023by Sharon Kay Nettleton as Personal Representative of the estate of Gene Albert Nettleton

OFFICIAL STAMP
DANIEL FRANCIS BEARD
NOTARY PUBLIC - OREGON
COMMISSION NO. 1033335
MY COMMISSION EXPIRES FEBRUARY 06, 2027

Notary Public for Oregon

My commission expires 2-6-2027