

**2023-008281**

**Klamath County, Oregon**

AFTER RECORDING RETURN TO:

Parks & Ratliff  
620 Main Street  
Klamath Falls OR 97601



09/21/2023 01:42:15 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Cathy Wells, Personal Representative of the  
Estate of Steven Hugh Collman  
6854 Doreen Court  
Dublin, CA 94568

GRANTEE'S NAME AND ADDRESS:

Cathy Wells & Carrie Collman  
6854 Doreen Court  
Dublin, CA 94568

SEND TAX STATEMENTS TO:

Cathy Wells & Carrie Collman  
6854 Doreen Court  
Dublin, CA 94568

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 15 day of September 2023, by and between **Cathy Wells**, the duly appointed, qualified and acting personal representative of the estate of Steven Hugh Collman, deceased, hereinafter called the first party, and Cathy Wells and Carrie Collman, each as to an undivided 1/2 interest as tenants in common, 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:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, said parcel being more particularly described as follows:

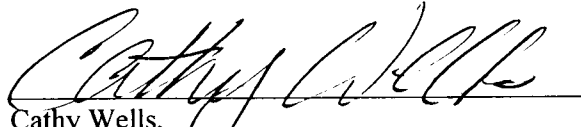
Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 85 feet; which said point is the Southeast corner of that certain parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon, and which said point is the True Point of Beginning of the property herein described; thence Easterly along the North line of said alley a distance of 30 feet; thence Northerly at right angles to said North line of alley to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning, and which said point is on the Easterly boundary line of that parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon; thence Southerly to the true point of beginning.

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 Steven Hugh Collman, Klamath County Circuit Court Case No. 23PB02274.

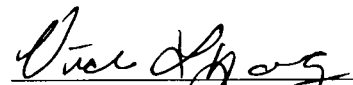
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

**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.**

  
Cathy Wells,  
Personal Representative

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15<sup>th</sup> day of September 2023, by Cathy Wells, as personal representative of the Estate of Steven Hugh Collman.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-27-24

