

AFTER RECORDING RETURN TO:

Parks & Ratliff
620 Main Street
Klamath Falls OR 97601



00320220202300082820020022

09/21/2023 01:43:15 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:

Carrie Collman
2227 Cable Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Carrie Collman
2227 Cable Street
Klamath Falls, OR 97601

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 Carrie Collman, 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 21 and that portion of Lot 22, Block 5, Riverview, Klamath County, Oregon, lying easterly of The Dalles-Californian Highway.

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.

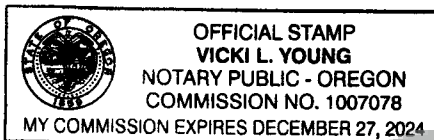
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th 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