

RECORDER'S INFORMATION:

Until a change is requested, all tax
statements shall be sent to:
Sarah Annette Dexter
PO Box 375
Sprague River OR 97639

After recording return to:
AmeriTitle
300 Klamath Avenue
Klamath Falls OR 97601

PERSONAL REPRESENTATIVE'S DEED

BARTON H. BALLARD, the duly appointed, qualified and acting Personal Representative of the Estate of STEVEN EMERY VANSICKLE also known as Steve Van Sickle, deceased, Grantor, conveys to Sarah Annette Dexter, Grantee all of the Estate's right, title and interest in and to that certain real property situated in Klamath County, Oregon, described as follows:

Lot 19 in Block 44 of FIRST ADDITION TO KLAMATH FOREST ESTATES,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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.

The true consideration for this conveyance is: \$10,000.00

Dated this 21 day of December, 2023.

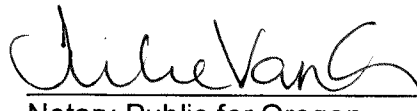
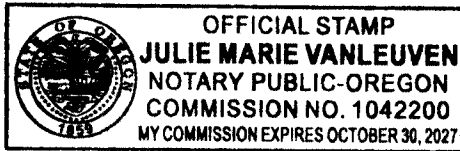
Estate of Steven Emery VanSickle



By Barton H. Ballard, Personal Representative

State of Oregon)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 21 day of December, 2023, by Barton H. Ballard, Personal Representative of the Estate of Steven Emery VanSickle also known as Steve Van Sickle, on behalf of the Estate.



Notary Public for Oregon

My Commission Expires: 10-30-2027