



2024-000365
Klamath County, Oregon
01/12/2024 01:26:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Bertra M. Bratton also known as Bertra Marie
Bratton, deceased

c/o Law Offices of Neal Buchanan

Klamath Falls, OR 97601

Grantee:

Justin Ray Barker

4720 Bisbee St.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Justin Ray Barker

4720 Bisbee St.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Justin Ray Barker

4720 Bisbee St.

Klamath Falls, OR 97603

File No. 617693AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9th day of January, 2024, by and between

Kristine Marie Beck the duly appointed, qualified and acting Personal Representative of the Estate of Bertra M. Bratton, also known as Bertra Marie Bratton, deceased, Probate Case No. 23PB07419, filed in Klamath County,

hereinafter called the first party, and

Justin Ray Barker,

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:

A parcel of land situated in Lot 11, Block 3, SECOND ADDITION TO ALTAMONT ACRES, as shown in Recorded Survey No. 2569 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Northerly right-of-way line of the U.S.R.S. Lateral A-3, being the Southwesterly corner of said Lot 11 and a corner on said parcel; thence North 0°14' West 68.00 feet to a 1/2" iron rod; thence South 88°52' East, 306.70 feet to a 1/2" iron rod on the Westerly right-of-way line of Bisbee Street re-established in 1965 by the Klamath County Board of Commissioners; thence along the said Westerly right-of-way line South 0°14' East, 92.00 feet to a 1/2" iron rod; thence leaving said Westerly right-of-way line North 89°17' West, 257.61 feet to a 1/2" iron rod on the Northerly right-of-way line of the U.S.R.S. Lateral A-3; thence along the said lateral right-of-way line North 61°22' West, 56.00 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$265,000.00. 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 11 day of January, 2024

By: Kristine Marie Beck
Kristine Marie Beck Personal Representative for the
Estate of Bertra M. Bratton, also known as Bertra Marie Bratton,
Deceased.

STATE of Arizona, County of Pima) ss.

This instrument was acknowledged before me on January 11, 2024

by Kristine Marie Beck as Personal Representative for the Estate of Bertra M. Bratton, also known as Bertra Marie Bratton,
deceased.

Stephanie D. Fierro
Notary Public for Pima County
My commission expires 03/13/2024

