



2024-000844
Klamath County, Oregon
02/02/2024 10:11:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Billie Kezer, deceased

6481 Bryant AVE

Klamath Falls OR 97603

Grantee:

Equity Trust Company Custodian FBO Michael

Lockrem IRA

68220 Ridge RD

North Bend, OR 97459

AFTER RECORDING RETURN TO:

Equity Trust Company Custodian FBO Michael

Lockrem IRA

68220 Ridge RD

North Bend, OR 97459

Until a change is requested all tax statements

shall be sent to the following address:

Equity Trust Company Custodian FBO Michael

Lockrem IRA

68220 Ridge RD

North Bend, OR 97459

File No. 619185AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 31 day of January, 2024, by and between Michelle Diane Lamb the duly appointed, qualified and acting personal representative of the estate of Billie J. Kezer, deceased, Probate Case No. 22PB11311, filed in Klamath County, hereinafter called the first party, and

Equity Trust Company Custodian FBO Michael Lockrem IRA,

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:

Lot 24, Block 5, Second Addition to Winema Gardens, filed May 5, 1965, Plat number 16-340, Klamath County, Oregon

The true and actual consideration paid for this transfer, stated in terms of dollars is \$228,000.00. 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 31 day of January, 2024

Michelle Diane Lamb
Michelle Diane Lamb Personal Representative for
the Estate of Billie J. Kezer, Deceased.

STATE of Oregon County of Klamath) ss.

This instrument was acknowledged before me on January 31, 2024

by Michelle Diane Lamb as Personal Representative for the Estate of Billie J. Kezer.

Emily Jean Coe

Notary Public for Oregon

My commission expires 9/27/2025

