



2024-002790
Klamath County, Oregon
04/15/2024 08:27:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:
Robin L. Yorkus P.R. for Patricia A. Holbrook
PO Box 17626
South Lake Tahoe, CA 96151

Grantee:
Jack William Kingsman, Trustee of The Oh No Jack
Died Trust
8216 234th St SW
Edmonds, WA 98026

AFTER RECORDING RETURN TO:
Jack William Kingsman, Trustee of The Oh No Jack
Died Trust
8216 234th St SW
Edmonds, WA 98026

Until a change is requested all tax statements
shall be sent to the following address:
Jack William Kingsman, Trustee of The Oh No Jack
Died Trust
8216 234th St SW
Edmonds, WA 98026

File No. 627821AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12 day of APRIL 2024, by and between
Robin L. Yorkus the duly appointed, qualified and acting personal representative of the estate of Patricia
Ann Holbrook, deceased, Probate Case No. 23PB09782, filed in Klamath County,
hereinafter called the first party, and

Jack William Kingsman, Trustee of The Oh No Jack Died Trust,

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 33, Block 45, First Addition to Klamath Forest Estates, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$14,000.00.
However, the actual consideration consists of or includes other property or value given or promised which
is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3510-027D0-03400

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 12 day of APRIL 2024.

Estate of Patricia Ann Holbrook, Deceased.

Robin L. Yorkus
Robin L. Yorkus Personal Representative

STATE of Virginia, County of Loudoun) ss.

This instrument was acknowledged before me on 12th April, 2024
by Robin L. Yorkus as Personal Representative for the Estate of Patricia Ann Holbrook.

Gloria Asare
Notary Public for Virginia
My commission expires 12/31/2024
Registration No: 7901547
Electronic Notary Public



Gloria Asare

REGISTRATION NUMBER
7901547

COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.