

Returned at Counter

2024-003211

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



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04/26/2024 03:37:38 PM

Fee: \$102.00

GRANTOR'S NAME AND ADDRESS:

Brenda R. Donovan, Personal Representative
of the Estate of Florence Evelyn Draper
4149 Douglas Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Brenda Donovan, Personal Representative
of the Estate of Steven Earl Donovan
4149 Douglas Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Brenda R. Donovan
Personal Representative
4149 Douglas Avenue
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 26 day of April, 2024, by and between **BRENDA R. DONOVAN**, the duly appointed, qualified and acting personal representative of the estate of **FLORENCE EVELYN DRAPER**, deceased, Klamath County Circuit Court Case No. 21PB04829, hereinafter called the first party, and **BRENDA DONOVAN**, the duly appointed, qualified and acting personal representative of the estate of **STEVEN EARL DONOVAN**, deceased, Klamath County Circuit Court Case No. 21PB03193, 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:

See Exhibit "A" attached hereto and incorporated herein by reference.


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., as authorized by that certain Limited Judgment on Motion for Order Authorizing Transfer of Real Property entered in the Circuit Court of the State of Oregon, for Klamath County, in a case prosecuted as the Estate of Florence Evelyn Draper on April 18, 2024, Case No. 21PB04829, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference.

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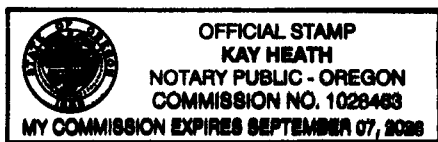
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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.


Brenda R. Donovan,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26 day of April, 2024, by Brenda R. Donovan, as personal representative of the Estate of Florence Evelyn Draper.





NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

EXHIBIT "A"

Attached to and made a part of that certain
Personal Representative's Deed wherein
Brenda R. Donovan, Personal Representative of the
Estate of Florence Evelyn Draper is First Party, and
Brenda Donovan, Personal Representative of the
Estate of Steven Earl Donovan is Second Party

DESCRIPTION OF REAL PROPERTY TRANSFERRED

PARCEL A

That certain real property civilly described as 4149 Douglas Avenue, Klamath Falls, Oregon 97601, more particularly described as follows, to-wit:

The East 1/2 of Lot 7 and all of Lot 8 in Block 6 of STEWART
ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon. EXCEPTING THEREFROM the North 5 feet of said Lot 8.

Property ID No.: 536502
Map Tax Lot No.: 3909-007CA-01800

PARCEL B

That certain real property civilly described as 10807 Needle Dam Rd., Keno, OR 97627, more particularly described as follows, to-wit:

A parcel of land being situate in the SE¼SE¼ of Section 36, Township 39
South, Range 7 East of the Willamette Meridian, in the County of
Klamath, State of Oregon, more particularly described as follows:
Beginning at a point 238.7 feet North of a point 308.7 feet West of the
corner common to Township 39 and 40 South, Ranges 7 and 8 East of the
Willamette Meridian, in the County of Klamath, State of Oregon; thence
North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence
East 208.7 feet to the place of beginning.

Saving and excepting therefrom the West 5 feet thereof conveyed to
Klamath County by Volume M75 Page 8217 and Volume M75 Page 8224,
microfilm records of Klamath County, Oregon.

Property ID No.: 490481
Map Tax Lot No.: 3907-036D0-03900

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

In the Matter of the Estate of:

FLORENCE EVELYN DRAPER,
Deceased.

Case No. 21PB04829

**LIMITED JUDGMENT ON
MOTION FOR ORDER
AUTHORIZING TRANSFER
OF REAL PROPERTIES**

THIS MATTER CAME BEFORE THE COURT on the personal representative's Motion for Order Authorizing Transfer of Real Properties from the within estate proceeding to that of the Estate of Steven Earl Donovan, Case No. 21PB03193, the motion being supported by the declaration of the personal representative. The Court, having reviewed said motion and declaration, and being fully advised in the premises; and it appearing that notice and copies of the motion and declaration have been given to the person entitled to receive them, and that the time for filing objections has expired with no objections having been filed; now, therefore

IT IS HEREBY ORDERED AND ADJUDGED that:

☒ The personal representative's Motion for Order Authorizing the Transfer of Real Properties be, and the same is hereby approved, and the following-described real property is hereby transferred from the within estate to the Estate of Steven Earl Donovan, Case No. 21PB0319:

A. That certain real property civilly described as 4149 Douglas Avenue, Klamath Falls, Oregon 97601, more particularly described as follows, to-wit:

The East 1/2 of Lot 7 and all of Lot 8 in Block 6 of STEWART ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 5 feet of said Lot 8.

Property ID No.: 536502
Map Tax Lot No.: 3909-007CA-01800

B. That certain real property civilly described as 10807 Needle Dam Rd., Keno, OR 97627, more particularly described as follows, to-wit:

A parcel of land being situate in the SE¼SE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 238.7 feet North of a point 308.7 feet West of the corner common to Township 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the place of beginning.

Saving and excepting therefrom the West 5 feet thereof conveyed to Klamath County by Volume M75 Page 8217 and Volume M75 Page 8224, microfilm records of Klamath County, Oregon.

Property ID No.: 490481
Map Tax Lot No.: 3907-036D0-03900

and the Asset Schedule of each estate shall reflect said transfer accordingly.

☐ The personal representative's Motion for Order Authorizing Transfer of Real Properties be, and the same is hereby denied.

4/17/2024 12:33:07 PM

Kelly Kritzer

Kelly Kritzer,
Circuit Court Judge

PERSONAL REPRESENTATIVE:

Brenda Donovan
4149 Douglas Avenue
Klamath Falls, OR 97601
Phone: 541-539-5846

ATTORNEY FOR
PERSONAL REPRESENTATIVE:

Nathan J. Ratliff, OSB #034269
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601
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Fax: 541-883-1501
email: nathan@parksandratliff.com