



2024-003269
Klamath County, Oregon
04/29/2024 03:30:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
The Estate Of Carol Joan Yadon
15264 SE Francesca Ln
Happy Valley, OR 97086

Grantee:
Linda M. Fredricksen and Steven A. Fredricksen
754 W. Oregon Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Linda M. Fredricksen and Steven A. Fredricksen
754 W. Oregon Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Linda M. Fredricksen and Steven A. Fredricksen
754 W. Oregon Ave.
Klamath Falls, OR 97601

File No. 628593AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 25th day of April 2024 by and between
Patrick Yadon the duly appointed, qualified and acting personal representative of the estate of Carole Joan Yadon, deceased, Probate Case No. 22PB05936, filed in Klamath County,
hereinafter called the first party, and

Linda M. Fredricksen and Steven A. Fredricksen, as Tenants by the Entirety,

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:

Parcels 1 and 2 of Land Partition 41-23, in Lots 11 & 12, subdivision of Tracts 25-32 inclusive, Together with the South 10 feet of Tracts 33 and 34 of Altamont Ranch Tracts in the NW1/4 Section 15, Township 39 South, Range 9 East of the Willamette Meridian , Klamath County, Oregon. Recorded April 16, 2024 as Instrument 2024-002849.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$330,000.00. 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:

3909-015BA-01200
3909-015BA-01100

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 25th day of April 2024.

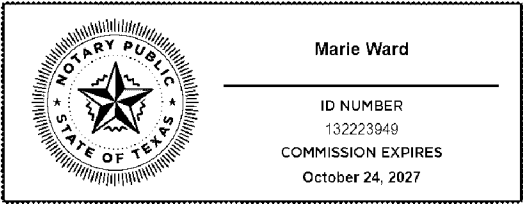
The Estate of Carole Joan Yadon, Deceased.

Patrick Yadon , Personal Representative
Patrick Yadon, Personal Representative

STATE of Texas, County of Brazoria) ss.

This instrument was acknowledged before me on April 25th, 2024
by Patrick Yadon as Personal Representative for the Estate of Carole Joan Yadon.

Marie Ward
Notary Public for Brazoria County, TX
My commission expires 10/24/2027



Electronically signed and notarized online using the Proof platform.