



2024-003450
Klamath County, Oregon
05/03/2024 03:11:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Alfredo Lumbreras, Personal Representative, for the
Estate of Chantelle Christina Lumbreras, deceased

5448 Shasta Way

Klamath Falls, OR 97603

Grantee:

David P. Wieting and Robert Richard Sutton

2840 Jensen Ln

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

David P. Wieting and Robert Richard Sutton

2840 Jensen Ln

Klamath Falls, OR 97603

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

David P. Wieting and Robert Richard Sutton

2840 Jensen Ln

Klamath Falls, OR 97603

File No. 629121AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 1st day of May, 2024, by and between

Alfredo Lumbreras the duly appointed, qualified and acting Personal Representative of the estate of Chantelle Christina Lumbreras, deceased, Probate Case No. 20PB08341, filed in Klamath County,
hereinafter called the first party, and

David P. Wieting and Robert Richard Sutton, with right of survivorship,

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:

Parcel 1 of Land Partition 6-97 being a portion of Lot 12 of Piedmont Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$5320,000.00**. 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 2nd day of May, 2024

By: Alfredo Lumbreras
Alfredo Lumbreras Personal Representative for the
Estate of Chantelle Christina Lumbreras, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 2, 2024 by Alfredo Lumbreras as Personal Representative for the Estate of Chantelle Christina Lumbreras, Deceased.

[Signature]
Notary Public for Klamath County, Oregon
My commission expires 5/18/2025

