

GRANTOR NAME AND ADDRESS:

Estate of Bertra Marie Bratton
Kristine Marie Beck, Personal Representative
13134 W Blue Yucca Place
Tucson, Arizona 85743

GRANTEE NAMES AND ADDRESS:

Kristine Marie Beck
Robert Anthony Bratton
13134 W Blue Yucca Place
Tucson, Arizona 85743

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees
13134 W Blue Yucca Place
Tucson, Arizona 85743

2024-003979

Klamath County, Oregon



00328582202400039790020022

05/20/2024 03:12:59 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 14th day of May, 2024 by and between **Kristine Marie Beck (fka Kristine Marie Hoffman), Personal Representative of the Estate of Bertra Marie Bratton, deceased, Klamath County Circuit Court Case No. 23PB07419** hereinafter called the First Party and **Kristine Marie Beck and Robert Anthony Bratton**, Individually, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said 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, legally described as follows, to wit:

Lot 9 of Block 1 of Altamont Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Map Tax Lot 3909-010DB-01201

Account 887499

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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 AND 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

Neal Buchanan.

Returned at Counter

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."


IN WITNESS WHEREOF, the said First Party has executed this instrument the 14th day of May, 2024.



**Kristine Marie Beck, Personal Representative
of the Estate of Bertra Marie Bratton**

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 14th day of May, 2024 by **Kristine Marie Beck,
Personal Representative of the Estate of Bertra Marie Bratton.**



Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 3-9-27

