

After recording return to:  
Dawndeann Anderson  
1225 South High School St  
Ada OK 74820

2024-006005  
Klamath County, Oregon  
07/12/2024 01:15:02 PM  
Fee: \$112.00

**Beneficiary:**

Dawndeann Fletcher, PR for the  
Estate of John A. Petrowsky, deceased  
Now known as Dawndeann Anderson  
1225 South High School St  
Ada, OK 74820

**Assignee:**

Nicholas and Dawndeann Anderson  
1225 South High School St  
Ada OK 74820

**ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED**

FOR VALUE RECEIVED, the undersigned who is the beneficiary or their successor in interest under that certain Trust Deed dated October 3, 2012, executed and delivered by Thomas A Garner, Jr and Brenda F Garner, 2425 Orchard Ave, Klamath Falls OR 97601, as grantors, to First American Title, as Trustee, in which John A. Petrowsky and Rebecca L. Petrowsky, is the Beneficiary, recorded on October 12, 2012, as Document No. 2012-011361 of the Official Records of Klamath County, Oregon, and conveying real property in said Klamath County, described as follows:

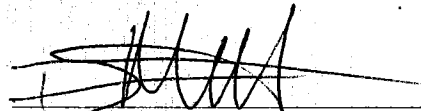
See Exhibit A attached hereto and made a part hereof.  
Tax ID: R481669

hereby grants, assigns, transfers and sets over to Nicholas J. Anderson and Dawndeann Anderson, husband and wife, whose address is 1225 South High School St, Ada OK 74820, hereinafter called the Assignee, and assignee's heirs, personal representatives, successors and assigns, all his beneficial interest under that certain Trust Deed, TOGETHER with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said Trust Deed.

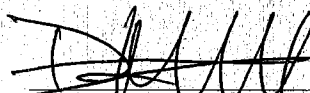
The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or their successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that has good right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \_\_\_\_\_.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal.

DATED: 6/16/24



DAWNDEANN FLETCHER, PR FOR THE ESTATE  
OF JOHN A. PETROWSKY, DECEASED NOW KNOWN  
AS DAWNDEANN ANDERSON



DAWNDEANN ANDERSON AS SOLE HEIR OF  
REBECCA L. PETROWSKY, DECEASED

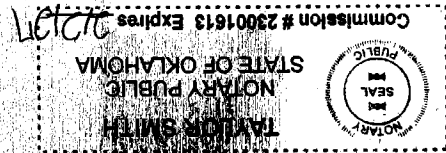
AMERITITLE has recorded this instrument by request  
as an accommodation and has not examined it  
for regularity and sufficiency or as to its effect upon the  
title to any real property that may be described therein.

STATE OF Oklahoma )  
 )ss  
COUNTY OF Pontotoc )

Personally appeared before me this 10 day of June, 2024,  
Dawndeann Marie Andersen, who acknowledges the foregoing  
instrument to be her voluntary act and deed.

WITNESS my hand and official seal.

Taylor Smith  
Notary Public Signature  
My Commission Expires: 2/2/2027



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE WEST 50 FEET OF LOT 4, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**ALSO ALL THAT PORTION OF LOT 5, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 5 OF AFORESAID, 29.5 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT, AND RUNNING THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5, 50 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 4 OF SAID BLOCK 125, IF EXTENDED NORTH; THENCE SOUTH ALONG THE WEST LINE OF LOT 4 EXTENDED 73.7 FEET TO THE NORTHERLY LINE OF THE U.S. GOVERNMENT B LATERAL CANAL RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT 50 FEET EAST AT RIGHT ANGLES OF THE WEST LINE OF LOT 4 IN SAID BLOCK 125, EXTENDED; THENCE NORTH 98 FEET TO THE PLACE OF BEGINNING.**

**TOGETHER WITH THAT PORTION OF PROPERTY AS DESCRIBED IN QUITCLAIM DEED RECORDED AUGUST 06, 1975 IN BOOK M75, PAGE 9117 WHICH INURES TO THE ABOVE DESCRIBED PROPERTY.**

IN THE PROBATE COURT OF Muscogee  
STATE OF GEORGIA

PROBATE COURT  
MUSCOGEE COUNTY, GEORGIA  
FILED ON:

MAY 19, 2021

DEPUTY CLERK VE

IN RE: ESTATE OF

John Petrowsky,  
DECEASED

ESTATE NO. 2021PC40

**ORDER APPOINTING ADMINISTRATOR**

A Petition for Letters of Administration for the above named Decedent was filed.

Dawndeann Fletcher was/were nominated Administrator(s) in the Petition and is/are hereby found to be legally qualified for said office. The Court finds that the Decedent died domiciled within, or domiciled outside the State of Georgia but owning property within, the above County. The Court finds that the Decedent died intestate. The Court further finds that all of the heirs at law were served or acknowledged service. The Court further finds that no objection has been filed, and all requirements of law have been fulfilled.

ACCORDINGLY, IT IS ORDERED that the person(s) named above is/are found to be qualified for such office and is/are hereby appointed Administrator(s) of the estate of the Decedent, and that appropriate Letters be issued upon said Administrator(s) giving bond with approved surety in the sum of \$ \_\_\_\_\_ and taking the oath as provided by law. The Administrator(s) shall not make any distribution to a person for the benefit of a minor unless that person is qualified to receive such funds according to law.

IT IS FURTHER ORDERED that upon unanimous consent and publication of notice as necessary, the Court hereby: *[Initial all that apply.]*

DB (a) **POWERS GRANTED:** Grants to the Administrator(s) all of the powers contained in O.C.G.A. § 53-12-261.

DB (b) **REPORTS WAIVED:** Grants to the Administrator(s) the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary(ies) shall furnish to the heirs, at least annually, a statement of receipts and disbursements.

DB (c) **BOND WAIVED:** Waives the specific requirement to post bond.

SO ORDERED this 19 day of May, 2019

DB  
Judge of the Probate Court

IN THE PROBATE COURT OF MUSCOGEE COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF

John Petrowsky,  
ADULT WARD

ESTATE NO. 2021PC40

OATH

*[Initial applicable]*

*[Strike through those portions in parenthesis that are not applicable]*

       **(EMERGENCY) (TEMPORARY) (TESTAMENTARY) GUARDIAN'S OATH**

I do solemnly swear (or affirm) that I will well and truly perform the duties required of me as (Emergency) (Temporary) (Testamentary) Guardian of the Minor/Adult Ward named above.

       **(EMERGENCY) (TESTAMENTARY) CONSERVATOR'S OATH**

I do solemnly swear (or affirm) that I will well and truly perform the duties required of me as (Emergency) (Testamentary) Conservator of the Minor/Adult Ward named above and faithfully account to the Minor/Adult Ward named above for his or her estate.

       **TEMPORARY ADMINISTRATOR'S OATH**

I do solemnly swear (or affirm) that the Deceased died (testate) (intestate) and with an estate that is currently unrepresented, so far as I know or believe, and that I will well and truly administer on all the estate of the Deceased and discharge to the best of my ability all my duties as Temporary Administrator. So help me God.

DA **ADMINISTRATOR'S OATH - O.C.G.A. § 53-6-24**

I do solemnly swear (or affirm) that the Deceased died intestate, so far as I know or believe and that I will well and truly administer the estate in accordance with the laws of Georgia. So help me God.

       **(ADMINISTRATOR WITH WILL ANNEXED) (EXECUTOR'S) OATH - O.C.G.A. § 53-6-16**

I do solemnly swear (or affirm) that this writing contains the true last will of the Deceased, so far as I know or believe and that I will well and truly execute the same in accordance with the laws of Georgia. So help me God.

Sworn to and subscribed before me this

19 day of May, 2021

DA  
Judge/Clerk of Probate Court

[Signature]  
Fiduciary's Signature

Dorndeanin Fletcher  
Printed Name of Fiduciary

IN THE PROBATE COURT OF Muscogee COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF

John Petrowsky,  
DECEASED

ESTATE NO. 2024PC40

**LETTERS OF ADMINISTRATION**

*[Bond Waived and/or Certain Powers Granted at Time of Appointment]*

At a regular term of Probate Court, this Court granted an order allowing Dawndeann Fletcher to qualify as Administrator(s) of the above-named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, and that upon so doing, Letters of Administration be issued to such Personal Representative(s).

THEREFORE, the said Administrator(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of Personal Representative(s), according to Georgia law. In addition this Court:

*[Initial all that apply]*

MS (a) **POWERS GRANTED:** Grants to the Administrator(s) all of the powers contained in O.C.G.A. § 53-12-261.

MS (b) **REPORTS WAIVED:** Grants to the Administrator(s) the specific power to serve without making and filing inventory, and without filing any annual or other returns or reports to any court; but the fiduciary(ies) shall furnish to the heirs, at least annually, a statement of receipts and disbursements.

MS (c) **BOND WAIVED:** Waives the specific requirement to post bond.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature as Judge of the Probate Court of said County and the seal of this office this 13 day of May, 2024.

ASD Judge of the Probate Court

NOTE: The following must be signed if the Judge does not sign the original of this document:

Issued by:

*[Seal]*

\_\_\_\_\_  
Clerk of the Probate Court

IN THE PROBATE COURT OF Muscogee COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF

John Petrowsky  
DECEASED

ESTATE NO. 0024PC40

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MS (c) **BOND WAIVED:** Waives the specific requirement to post bond.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature, as Judge of the Probate Court of said County and the seal of this office this 13 day of May, 2021.

ADON Judge of the Probate Court

NOTE: The following must be signed if the Judge does not sign the original of this document:

Issued by:

\_\_\_\_\_  
Clerk of the Probate Court

CERTIFICATION OF RECORDS  
I, Victoria Briggs  
Deputy Clerk, do hereby certify  
that the foregoing is a true and  
correct copy as compared with  
the original record on file in the  
Muscogee County Probate Court.  
Date: 5/19/21  
Signed: Victoria Briggs