

Returned at Counter

GRANTOR NAME AND ADDRESS:

Ann Marie Clark, Personal Representative
of the Estate of Adam Dennis Hoffman
5706 Blue Mountain Drive
Klamath Falls, Oregon 97601

2024-006166
Klamath County, Oregon



07/16/2024 02:22:14 PM Fee: \$82.00

GRANTEE NAMES AND ADDRESSES:

Ann Marie Clark
5706 Blue Mountain Drive
Klamath Falls, Oregon 97601

Sara Lee Hoffman-Alvarez
1733 McClellan Drive
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

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

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:

Ann Marie Clark
5706 Blue Mountain Drive
Klamath Falls, Oregon 97601

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 16 day of July, 2024, by and ANN MARIE CLARK, Personal Representative of the Estate of ADAM DENNIS HOFFMAN, deceased, Klamath County Circuit Court Case No. 23PB11178, hereinafter called the GRANTOR and ANN MARIE CLARK and SARA LEE HOFFMAN-ALVAREZ, each as to an undivided one-half interest not as tenants in common but with rights of survivorship, GRANTEES, hereinafter called the GRANTEES;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the GRANTOR has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEES 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 27 of WINEMA GARDENS, Klamath County, Oregon
Account No. 504001 Map Taxlot No. 3909-001AB-04400

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 Klamath County Circuit Court Case No. 23PB11178.

"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 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 16 day of July, 2024.

Ann Marie Clark
ANN MARIE CLARK, Personal Representative
of the Estate of ADAM DENNIS HOFFMAN

State of Oregon)
County of Klamath)

The foregoing instrument was acknowledged before me this 16th day of July, 2024, before me personally appeared ANN MARIE CLARK, Personal Representative of the Estate of ADAM DENNIS HOFFMAN.



Grace Baldock
Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: October 03, 2027