



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Barbara J. Jones, deceased
941 Wild Plum Alley
Klamath Falls, OR 97601

Grantee:
Rudy Velik
PO Box 214
Beatty, OR 97621

AFTER RECORDING RETURN TO:
Rudy Velik
PO Box 214
Beatty, OR 97621

Until a change is requested all tax statements
shall be sent to the following address:
Rudy Velik
PO Box 214
Beatty, OR 97621

File No. 635057AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 31st day of July, 2024, by and between
Linda E. Mott the duly appointed, qualified and acting personal representative of the estate of Barbara J.
Jones, deceased, Probate Case No. 24PB06428, filed in Klamath County, and Linda Elaine Mott,
Individually,
hereinafter called the first party, and

Rudy Velik,

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:

Lot 3 in Block 1, CHIA PARK, TRACT 1151, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$225,000.00.
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.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 31st day of July, 2024

Linda E. Mott

Linda E. Mott Personal Representative for the Estate of Barbara J. Jones, Deceased.

Linda Elaine Mott

Linda Elaine Mott

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 7/31, 2024
by Linda Elaine Mott, individually, and aka Linda E. Mott, as Personal Representative for the Estate of Barbara J. Jones.

JAB
Notary Public for Oregon
My commission expires 9/19/2026

