



2024-007410
Klamath County, Oregon
08/26/2024 10:40:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The heirs and or devisees of Scott Leroy Montgomery,
deceased

1840 Buckboard Ct.

La Pine, OR 97739

Grantee:

Mark Egger and Rosanna Egger

1875 Ladigo Ct.

La Pine, OR 97739

AFTER RECORDING RETURN TO:

Mark Egger and Rosanna Egger

1875 Ladigo Ct.

La Pine, OR 97739

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

Mark Egger and Rosanna Egger

1875 Ladigo Ct.

La Pine, OR 97739

File No. 643675AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 16 day of August, 2024, by and between
Jennifer Dzioba and Valerie Weaver-Nored the duly appointed, qualified and acting personal
representative of the estate of Scott Leroy Montgomery, deceased, Probate Case No. 24PB00213, filed in
Klamath County,
hereinafter called the first party, and

Mark Egger and Rosanna Egger, as Tenants by the Entirety,

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 28, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, FIRST ADDITION, according
to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$165,000.00.
However, the actual consideration consists of or includes other property or value given or promised which
is part / whole of the consideration.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-001A0-07100



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 16 day of August, 2024

[Signature] Personal Representative

Jennifer Dzioba Personal Representative for the Estate of Scott Leroy Montgomery, Deceased.

STATE of California, County of Orange) ss.

This instrument was acknowledged before me on August 16, 2024

by Jennifer Dzioba as Personal Representative for the Estate of Scott Leroy Montgomery.

[Signature]
Notary Public for State of California

My commission expires 06-09-2027



Executed this 21 day of Aug, 2024

Valerie Weaver-Nored Personal Representative

Valerie Weaver-Nored Personal Representative for the Estate of Scott Leroy Montgomery, Deceased.

STATE of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on August, 21st, 2024

Valerie Weaver-Nored as Personal Representative for the Estate of Scott Leroy Montgomery.

[Signature]
Notary Public for Oregon

My commission expires Sept.

