

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2024-007556**

**Klamath County, Oregon**

**08/29/2024 02:14:10 PM**

**Fee: \$92.00**

**FILE NO: 4187701 SA**

**RECORDING REQUESTED BY AND RETURN TO:**

**First American Title  
1225 Crater Lake Ave  
Medford OR 97504**

**1. Title of Document: (ORS 205.234a)**

**Personal Representatives Deed**

**2. Grantor(s): (ORS 205.160)**

**Angeli Thompson the duly appointment, qualified and acting personal representative of the Estate of Walter Richard Westbrooks Jr.**

**3. Grantee(s): (ORS 205.1251a and 205.160)**

**Travis Wiggins and Emily C. Wiggins as tenants by the entirety**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

**\$260,000.00**

**5. SEND TAX STATEMENTS TO:**

**125 NW Delaware Ave., Bend, OR 97703**

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to: on instrument previously recorded as Document No.**



After recording return to:  
Travis Wiggins and Emily C.  
Wiggins  
125 NW Delaware Ave  
Bend, OR 97703

Until a change is requested all tax  
statements shall be sent to:  
Travis Wiggins and Emily C.  
Wiggins  
125 NW Delaware Ave  
Bend, OR 97703

File No.: 7161-4187701 (SA)  
Date: August 14, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### **PERSONAL REPRESENTATIVE'S DEED**

Angeli Thompson the duly appointed, qualified and acting personal representative of the estate of Richard Westbrooks Jr., deceased, conveys to Travis Wiggins and Emily C. Wiggins as tenants by the entirety that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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

**Lot 4 in Block 97, KLAMATH ADDITION to the City of Klamath Falls, 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 \$260,000.00.

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

APN: **477406**

Personal Representative's Deed  
- continued

File No.: **7161-4187701 (SA)**  
Date: **August 14, 2024**

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.

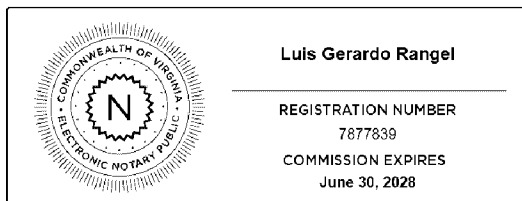
Dated this 28th day of August, 2024.

Estate of Walter Richard Westbrooks, Jr.

By: Angeli Thompson  
Angeli Thompson as Personal Representative

STATE OF Virginia )  
 )ss.  
County of Fairfax )

This instrument was acknowledged before me on this 28th day August,  
2024 by Angeli Thompson, as personal representative of the estate of Walter Richard Westbrooks, Jr.



Luis Gerardo Rangel

Notary Public for Virginia  
My Commission Expires: 06/30/2028

Notarized remotely online using communication technology via Proof.