



2024-007579
Klamath County, Oregon
08/30/2024 09:23:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Oran Eric Teater

1837 NW Duniway Ct.

Bend, OR 97703

Grantee:

Kenneth H. Landrum and Jeanne C. Landrum, Trustees
of the Landrum Joint Trust dated May 26, 2017

2366 Linda Vista Dr.

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Kenneth H. Landrum and Jeanne C. Landrum, Trustees
of the Landrum Joint Trust dated May 26, 2017

2366 Linda Vista Dr.

Klamath Falls, OR 97601

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

Kenneth H. Landrum and Jeanne C. Landrum, Trustees
of the Landrum Joint Trust dated May 26, 2017

2366 Linda Vista Dr.

Klamath Falls, OR 97601

File No. 646443AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 28 day of August, 2024, by and between
Oran Teater the duly appointed, qualified and acting personal representative of the estate of Dennis
Richard Teater, deceased, Probate Case No. 24PB02127, filed in Klamath County, and Oran*Teater, as an
individual *Eric
hereinafter called the first party, and

Kenneth H. Landrum and Jeanne C. Landrum, Trustees of the Landrum Joint Trust dated May 26, 2017,

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:

**Unit A of Building No. 3, STAGE II PLAT OF TRACT 1271 - SHIELD CREST
CONDOMINIUMS, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.**

**Together with that interest in common areas as disclosed by Declaration of Shield Crest
Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration.**

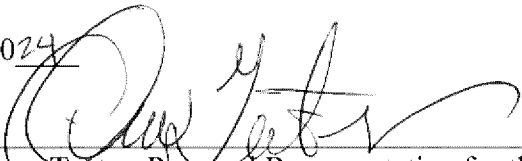
**Also together with an undivided interest in all those private roads shown on the plat and more
particularly described in Declaration recorded in Volume M84, page 4256, and in Easement
recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County,
Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$\$400,000.00. 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.

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.

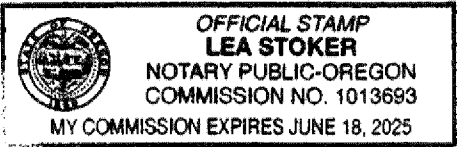
Executed this 28 day of August, 2024

Oran Teater Personal Representative for the Estate of
Dennis Richard Teater, Deceased.

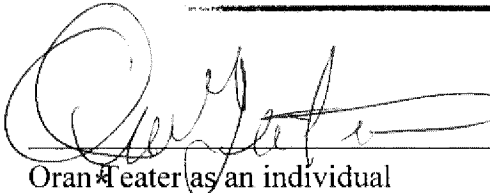
STATE of Oregon, County of Deschutes) ss.

This instrument was acknowledged before me on 28 August, 2024
by Oran Teater as Personal Representative for the Estate of Dennis Richard Teater.



Notary Public for Oregon
My commission expires June 18, 2025





Oran Teater as an individual
*Eric

State of Oregon } ss
County of Deschutes }

On this 28 day of August, 2024, before me, Lea Stoker, a Notary Public in and for said state, personally appeared Oran*Teater, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. *Eric

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Bend
Commission Expires: June 18, 2025

