

2024-007625

Klamath County, Oregon



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08/30/2024 01:21:47 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

Zayus Knoke, Personal Representative of the Estate of Dorothy Leanne Walker who acquired title as Dorothy L. Walker, Grantor and Zephyr Knoke, Grantee

SEND TAX STATEMENTS TO:

Zayus Knoke
3521 PSC 3
APO, AP 96266

AFTER RECORDING RETURN TO:

Penny Lee Austin
925 West 8th Street
Medford, OR 97501

Real Property located at 5831 Mack Avenue
Klamath Falls, OR 97603

Zayus Knoke, Personal Representative, duly appointed, qualified and acting personal representative of the estate of Dorothy Leanne Walker who acquired title as Dorothy L. Walker, deceased, Grantor, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. 23PB11236 conveys to Zephyr Knoke, Grantee, all the estate right, title and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 3 Poole Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**

The true consideration for this conveyance is \$209,685.00

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 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: 23 Aug 24.

The Estate of Dorothy Leanne Walker

[Signature]
By Zayus Knoke, Personal Representative

STATE OF ^{Utah}~~OREGON~~)
County of ^{Davis}~~Jackson~~) SS)

Personally appeared the above-named Zayus Knoke, Personal Representative of the Estate of Dorothy Leanne Walker, and acknowledged the foregoing instrument to be his voluntary act and deed on this 23 day of August, 2024.

[Signature]
Notary Public for ~~Oregon~~ ^{Utah}
My Commission Expires: 27 Jan 2027

