

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.

2024-007898

Klamath County, Oregon

09/10/2024 11:24:02 AM

Fee: \$102.00

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 Representative's Deed

2. Grantor(s): (ORS 205.160)

Angeli Thompson the duly appointed, 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: correct the name of the grantor, on instrument previously recorded as Document No. 2024-007556

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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)

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

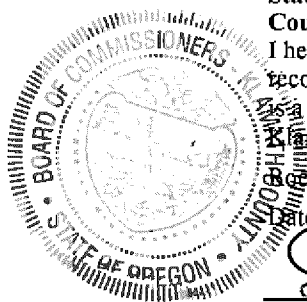
Re-recorded to: on instrument previously recorded as Document No.


State of Oregon
County of Klamath

I hereby certify that instrument #2024-007556,
recorded on 8/29/2024, consisting of 3 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: September 4th, 2024




Daniel Beard



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.

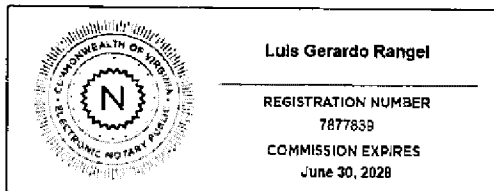
Dated this 28th day of August, 2024.

Estate of Walter Richard Westbrooks, Jr.

By: Angeli Thompson
Angeli Thompson as Personal Representative

STATE OF Virginia)
County of Fairfax)ss.
)

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.



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Travis Wiggins and Emily C.
Wiggins
125 NW Delaware Ave
Bend, OR 97703

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