

2024-008462

Klamath County, Oregon



00333986202400084620030033

09/27/2024 11:22:07 AM

Fee: \$92.00

Until a change is requested, all tax statements shall be sent to:

Barton Ballard, et al
PO Box 375
Sprague River OR 97639

After recording return to:
Barton Ballard, et al
PO Box 375
Sprague River OR 97639

Returned at Counter

PERSONAL REPRESENTATIVE'S DEED

Barton H. Ballard, the duly appointed, qualified and acting Personal Representative of the Estate of Steven Emery Vansickle, deceased, Grantor, conveys to Barton H. Ballard, as to an undivided fifty percent (50%) tenant in common interest, and John Emery White, as to an undivided fifty percent (50%) tenant in common interest, Grantees, all of the Estate's right, title and interest in and to that certain real property situated in Klamath County, Oregon, described as follows:

See Exhibit A attached hereto and by this reference incorporated herein

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.

The true consideration for this conveyance is: Final distribution pursuant to Order entered in the probate proceedings on August 28, 2024, Klamath County Court, Case No. 21PB10111.

Dated this 27 day of September, 2024.

Estate of Steven Emery VanSickle

Barton H. Ballard

By Barton H. Ballard, Personal Representative

State of Oregon)

County of *Clatsop*) ss.
John

The foregoing instrument was acknowledged before me this 27 day of September, 2024, by Barton H. Ballard, Personal Representative of the Estate of Steven Emery VanSickle, , on behalf of the Estate.

Lisa Legget-Weatherby
Notary Public for Oregon
My Commission Expires: 9/27/2027



EXHIBIT A

Township 36 South, Range 10 East, Willamette Meridian:

Section 3: That part of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ that lays Northeast of the Sprague River Highway.