

2024-008542

Klamath County, Oregon

09/30/2024 04:03:02 PM

Fee: \$87.00

After Recording, Return to:

Deanna L. Franco
Cosgrave Vergeer Kester
900 SW Fifth Avenue, 24th Floor
Portland, OR 97204

Grantor:

Judith Ann Sanders Chapman, Personal Representative
Estate of David Thomas Chapman
32694 S. Dickey Prairie Road
Molalla, OR 97038

Grantee:

Judith Ann Sanders Chapman
32694 S. Dickey Prairie Road
Molalla, OR 97038

Send Tax Statements to:

John G. Chapman
2883 Martinique Ave.
Eugene, OR 97408

Judith Ann Sanders Chapman
32694 S. Dickey Prairie Road
Molalla, OR 97038

PERSONAL REPRESENTATIVE'S DEED

JUDITH ANN SANDERS CHAPMAN, the duly appointed, qualified and acting Personal Representative of the Estate of David Thomas Chapman, deceased, Clackamas County Circuit Court Probate Case No.: 23PB10504, Grantor, conveys to JUDITH ANN SANDERS CHAPMAN (Grantee), all the Estate's right, title and interest, in the following-described property (commonly known as 24072 Crescent Lake Road, Crescent Lake, OR 97425):

All permit or leasehold interests and improvements in, on or to Crescent Lake Tract SH 1, Lot 32, Klamath County, Oregon (Property Tax Account No. R143446, Description Numbers R-2406-00000-00100-0F5).

Subject to: 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.

Map/Tax Lot: 2406-00000-00100-F5
Account Number: R143446

The true consideration for this conveyance is \$0.00. This is a distribution from an estate by General Judgment Approving Statement in Lieu of Final Accounting and Authorizing Final Distribution

signed September 24, 2024, by the Honorable Thanh H. Tran, Circuit Court Judge for the Circuit Court of the State of Oregon for Clackamas County.

The effect of this deed is that Judith Ann Sanders Chapman and John G. Chapman will own said property as tenants in common, each as to an undivided one-half (1/2) interest.

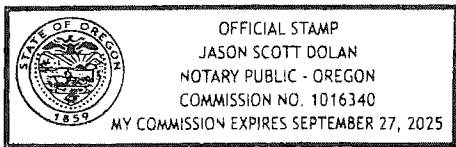
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26th day of September, 2024.

Judith Ann Sanders Chapman
Judith Ann Sanders Chapman, Personal
Representative of the Estate of David Thomas
Chapman

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on 26 September, 2024, by Judith Ann Sanders Chapman, Personal Representative of the Estate of David Thomas Chapman, deceased.



Jason Scott Dolan
Notary Public for U.S. Bank
My appointment expires: 09-27-2025