

2024-009101

Klamath County, Oregon



00334737202400091010020029

10/18/2024 01:29:15 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

Nita Gail Hartin, Personal Representative of the Estate of Mel Gogert, Grantor and Nita Gail Hartin and Katy Beth Reese, Co-Trustees of the Mel and Betty Gogert Trust dated August 17, 1994, Grantees

SEND TAX STATEMENTS TO:

Nita Gail Hartin
3012 Cheltenham Way
Medford, OR 97504

AFTER RECORDING RETURN TO:

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

Real Property located at 3527 Montaville Drive
Klamath Falls, OR 97603

Nita Gail Hartin, duly appointed, qualified and acting personal representative of the estate of Mel Gogert who acquired title as Mel Gogert, deceased, Grantor, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. 24PB02813 conveys to Nita Gail Hartin and Katy Beth Reese, Co-Trustees of the Mel and Betty Gogert Trust dated August 17, 1994, Grantees, 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 in Block 2 of Tract 1043, known as Resubdivision of a portion of Tracts 11 and all of 28 of Homedale, 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 \$300,000.00

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 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: 10/9/2024.

The Estate of Mel Gogert

Nita Gail Hartin, Personal Representative
By Nita Gail Hartin, Personal Representative

STATE OF OREGON)
) SS
County of Jackson)

Personally appeared the above-named Nita Gail Hartin, Personal Representative and acknowledged the foregoing instrument to be her voluntary act and deed on this 9th day of October, 2024.



Ansley Lashelle White
Notary Public for Oregon
My Commission Expires: 11/29/2024