



00334786202400091380020021

IN THE DISTRICT COURT OF KLAMATH COUNTY, STATE OF OREGON  
In the matter of the estate of John L. Weatherly, deceased

10/21/2024 11:43:50 AM

Fee: \$87.00

**PERSONAL REPRESENTATIVE'S WARRANTY DEED**

THIS WARRANTY DEED, made this 15<sup>th</sup> day of October, 2024, by and between:

**Grantor** (Personal Representative/Executor): Matt G. Weatherly  
As Personal Representative/Executor of the Estate of: 130339 Wild River Dr Crescent, OR 97733  
Name of the Deceased: John L. Weatherly  
Address of Grantor: 5007 SE Portland, OR 97206  
AND  
**Grantee** (Heir/Beneficiary): Matt G. Weatherly (marital status: divorced)  
Address of Grantee: 5007 SE Portland, OR 97206

**After recording, return document to:**

Matt G. Weatherly  
5007 SE Gladstone St  
Portland, OR 97206

**Send tax statements to:**

Matt G. Weatherly  
5007 SE Gladstone St  
Portland, OR 97206

**RECITALS:**

WHEREAS, John L. Weatherly, the deceased, was the lawful owner of  
the following described property, which is located in the County of Klamath, State of Oregon:  
Legal Description of the Property: Lot 5, Block1, Tall Pine Estates, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.  
Account: 807915 Tax lot: 2508-017C0-00900

WHEREAS, the property was part of the estate of the deceased, and pursuant to the probate proceedings in Klamath County  
Circuit Court, 23PB10030, the Grantee is entitled to receive the property under the terms of the Will;

NOW, THEREFORE, for and in consideration of the authority vested in the Personal Representative/Executor by the court, and  
the receipt of full and lawful consideration, the Grantor does hereby convey to the Grantee/heir the above-described real estate  
together with all rights.

Grantor, as Personal Representative, further warrants that the estate holds good and marketable title to the property and that  
the property is free from all liens and encumbrances, except those of record, and will defend the title against lawful claims of  
any person claiming under the estate of the deceased.

IN WITNESS WHEREOF, the Grantor, acting as the duly appointed Personal Representative/Executor of the Estate of John L.  
Weatherly, has executed this Warranty Deed on the day and year first written above.

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 THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN  
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THIS  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY THAT THE UNIT OR LAND BEING TRANSFERRED IS LAWFULLY ESTABLISHED LOT OR PARCEL, AS  
DEFINED IN THE ORS 92.010, OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS  
OR 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 on the 15th day of October, 2024

I, Matt G. Weatherly, being first duly sworn, depose and say that I am the Personal Representative/Grantor and I believe the foregoing document to be true.

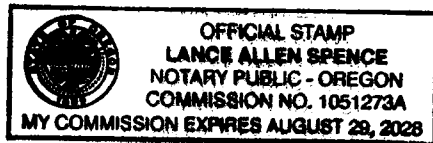
Signature of Grantor (Personal Representative/Executor)



Matt G. Weatherly

State of OREGON, County of MULTNOMAH

This instrument was acknowledged and sworn to before me this 15 day of October, 2024 by Matt G. Weatherly (Grantor, Grantee and Personal Representative and Executor)



Notary Public for Oregon

AUGUST 28, 2028

Commission expires