2024-010796 Klamath County, Oregon

12/13/2024 10:27:36 AM

	706004004	

00336726202400107960040045

Fee: \$97.00

RECORDING COVER SHEET (*Please Print or Type*) This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a

reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the of Oregon, ORS 205.234, and does NOT affect the instrument	
AFTER RECORDING RETURN TO:	
Amber Gies	
Gies Law, LLC	
455 S 4th ST, Ste. 1	
Coos Bay, OR 97420	
TITLE(S) OF THE TRANSACTION(S) ORS 20 Personal Representative's Deed	05.234(a)
2) DIRECT PARTY / GRANTOR(S) ORS 205.125 Kristin McAuliffe, Personal Representative of the Esta	
3) INDIRECT PARTY / GRANTEE(S) ORS 205.1 Kristin McAuliffe, Wesley Kincheloe, and Jeffrey Kin	* / * /
4) TRUE AND ACTUAL CONSIDERATION ORS 93.030(5) – Amount in dollars or other	5) SEND TAX STATEMENTS TO: Kristin McAuliffe
()	1625 Best Lane
\$_0.00 Other	Eugene, OR 97401
6) SATISFACTION of ORDER or WARRANT ORS 205.125(1)(e) CHECK ONE: FULL (If applicable) PARTIAL	7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)
8) If this instrument is being Re-Recorded, compaccordance with ORS 205.244: "RERECORDE Amber Gies	
	10 CORRECT TO CORRECT
PREVIOUSLY RECORDED IN BOOK FEE/INSTRUMENT NUMBER 2024-007364	, OR AS

Document type:

PERSONAL REPRESENTATIVE 'S DEED

Consideration:

NONE - ESTATE DISTRIBUTION

Grantor:

Kristin McAuliffe, Personal Representative of the Estate of Mickey Joe Kincheloe, Deceased

Grantee:

Kristin McAuliffe, Wesley Kincheloe, and Jeffrey Kincheloe

Address for Tax Statements:

Kristin McAuliffe 1625 Best Lane Eugene, OR 97401

After recording, return to:

Amber Gies, OSB#144123 Gies Law, LLC 455 S 4th Street, Suite 1 Coos Bay, OR 97420 2024-007364

Klamath County, Oregon



08/23/2024 10:35:47 AM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

Kristin McAuliffe, Personal Representative of the Estate of Mickey Joe Kincheloe, Coos County Circuit Court, Probate Department, Case No. 23PB09748 Grantor, conveys to Kristin McAuliffe, Wesley Kincheloe, and Jeffrey Kincheloe, Grantees, as tenants in common, all of the estate's interest in following-described real property situated in Klamath County, State of Oregon:

That portion of the S1/2 SW1/4 SE1/4 of Section 25 lying westerly of the center line of the present Williamson River channel and the SE1/2 SE1/4 SW1/4 of Section 25, Township 32 South, Range 7 East of the Williamette Meridian.

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee, their heirs and assigns forever.

The true and actual consideration of this conveyance in terms of dollars is **NONE**. This is being transferred for estate administration purposes only.

PURSUANT TO ORS 93.040: 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 this 13 day of Ac	<u>1945+</u> 2024.
	Mristin McAuliffe, Personal Representative of the Estate of Mickey Joe Kincheloe, Grantor
STATE OF OREGON)
COUNTY OF Lane) ss.)
above-named Kristin McAuliffe	e this 15 th day of August 2024, the Personal Representative of the Estate of Mickey Joe yledged the foregoing instrument to be her voluntary act and
OFFICIAL STAMP LEONARDO GRIFFIN NOTARY PUBLIC-OREGON COMMISSION NO. 1021340	Notary Public for Oregon My Commission Expires: January 31, 202

MY COMMISSION EXPIRES JANUARY 31, 2026

EXHIBIT A CORRECTED LEGAL DESCRIPTION

That portion of the S1/2SW1/4SE1/4 of Section 25 lying westerly of the center line of the present Williamson River channel and the S1/2SE1/4SW1/4 of Section 25, Township 32 South, Range 7 East of the Williamette Meridian.

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.