

2025-000348

Klamath County, Oregon



00337739202500003480030032

01/16/2025 02:14:13 PM

Fee: \$92.00

RE-RECORDING COVER PAGE

PER ORS 205.234

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238

Penny Lee Austin

925 W. 8th Street, Medford, OR 97501

***** RE-RECORDING AT THE REQUEST OF**
Penny Lee Austin

TO CORRECT the name of Grantee

PREVIOUSLY RECORDED IN BOOK _____

AND PAGE _____, or AS FEENUMBER

2024 009101

Year Document #

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(A)

NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule
federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release
affecting title to or an interest in real property".

Personal Representative's Deed

2. Grantor/Direct (s) as described in ORS 205.160.

Nita Gail Hardin, Personal Representative

of the Estate of Mel Gogert

3. Grantee/Indirect (s) as described in ORS 205.160.

Nita Gail Hartin and Katy Beth Reece

Co-Trustees of the Mel and Betty Gogert

Trust dated August 17, 1994

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00. However, that actual
consideration consists of or includes other property or other value given or promised which is the whole
consideration.

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING NAME AND ADDRESS:
for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

Nita Gail Hartin, 3012 Cheltenham Way, Medford, OR 97501

6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f). FULL _____ PARTIAL _____**7. LIEN DOCUMENTS: ORS 205.234 (1) (f).** Amount of Lien \$ _____

Effective 09/07/2012

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 Resubdivison 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