



2025-000831
Klamath County, Oregon
02/07/2025 09:07:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:
Estate of Robert Wayne Skellham
PO Box 249
Delta Junction, AK 99737

Grantee:
Justin Rhodes
320 E Lowell ST
Klamath Falls OR 97601

AFTER RECORDING RETURN TO:
Justin Rhodes
320 E Lowell ST
Klamath Falls OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Justin Rhodes
same as above

File No. 664601AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 6th day of February 2024, by and between
Sherry A. Decker the duly appointed, qualified and acting personal representative of the estate of Robert
Wayne Skellham, deceased, Probate Case No./, filed in /County,
hereinafter called the first party, and 21PB07845 Lane

Justin Rhodes,

hereinafter called the second party;
WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is
acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and
assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the
right, title and interest that the said estate of said deceased by operation of the law or otherwise may have
thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon,
described as follows, to-wit:

Lot 2 and Lot 3, LESS AND EXCEPT the West 25 feet of Lot 3, Block 19, North Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$240,000.00.
However, the actual consideration consists of or includes other property or value given or promised which
is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-
interest and assigns forever.
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a
corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly
authorized to do so by order of its board of directors.

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 6th day of February, 2025

Sherry A. Decker

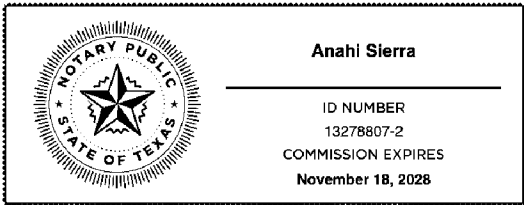
Sherry A. Decker Personal Representative for the
Estate of Robert Wayne Skellham, Deceased.

STATE of Texas, County of Montgomery) ss.

This instrument was acknowledged before me on 6th February, 2025

by Sherry A. Decker as Personal Representative for the Estate of Robert Wayne Skellham.

Anahi Sierra
Notary Public for Texas
My commission expires 11/18/2028



Electronically signed and notarized online using the Proof platform.