



2025-003044
Klamath County, Oregon
04/24/2025 01:59:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Julie M. Cunningham
1787 N. Sabel Ct.
Anaheim, CA 92807

Grantee:
Leslie Sedlacek and Andrea Sedlacek
5081 Laurelwood Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Leslie Sedlacek and Andrea Sedlacek
5081 Laurelwood Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Leslie Sedlacek and Andrea Sedlacek
5081 Laurelwood Dr.
Klamath Falls, OR 97603

File No. 674295AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 21st day of April, 2025, by and between
Shawn Cunningham the duly appointed, qualified and acting Personal Representative of the Estate of Julie M. Cunningham, deceased, Probate Case No. 24PB08805, filed in Klamath County,
hereinafter called the first party, and

Leslie Sedlacek and Andrea Sedlacek, as Tenants by the Entirety,

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 in Block 15 of Tract No. 1064, First Addition to Gatewood, 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 \$359,000.00. 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.

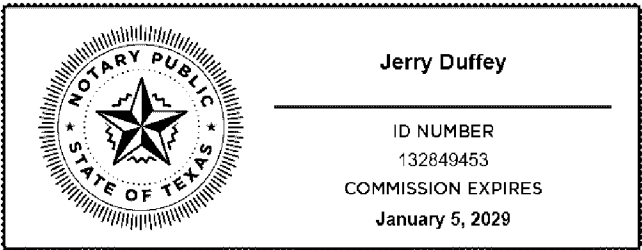
Executed this 24th day of April, 2025

By: Shawn Cunningham Personal Representative
Shawn Cunningham, Personal Representative for the Estate of Julie M. Cunningham, Deceased.

STATE of Texas, County of Dallas) ss.

This instrument was acknowledged before me on April 24th, 2025
by Shawn Cunningham as Personal Representative for the Estate of Julie M. Cunningham, deceased.

Jerry Duffey
Notary Public for Texas
My commission expires 01/05/2029



Electronically signed and notarized online using the Proof platform.