

After Recording Return to:
First American Title

2025-003495
Klamath County, Oregon
05/09/2025 12:03:01 PM
Fee: \$87.00



After recording return to:
Cole Harbick
1623 Arthur Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to:
Cole Harbick
1623 Arthur Street
Klamath Falls, OR 97603

File No.: 7061-4257825 (SJN)
Date: May 07, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Andrea Armstrong the duly appointed, qualified and acting personal representative of the estate of Kimberly Denise Dickey, deceased, conveys to Cole Harbick that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 3, OF ELM PARK, EXCEPT THE NORTHERLY 2 FEET THEREOF, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF KLAMATH COUNTY, OREGON.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$230,000.00.

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

APN: **R445012**

Personal Representative's Deed
- continued

File No.: **7061-4257825 (SJN)**

Date: **May 07, 2025**

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 7 day of MAY, 2025.

Kimberly Denise Dickey

By: Andrea Armstrong Personal Representative
Andrea Armstrong as Personal Representative

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 7 day MAY, 2025 by Andrea Armstrong, as personal representative of the estate of Kimberly Denise Dickey

Marla Michele Hanlon-Abeita

Notary Public for Oregon
My Commission Expires: 2/26/2027

