



2025-003665
Klamath County, Oregon
05/15/2025 02:01:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Barbara L. Schlarb, deceased
5674 Leland Dr.
Klamath Falls, OR 97603

Grantee:

John F. LeFever and Deborah A. LeFever
5642 Leland Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

John F. LeFever and Deborah A. LeFever
5642 Leland Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

John F. LeFever and Deborah A. LeFever
5642 Leland Dr.
Klamath Falls, OR 97603

File No. 676094AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 12th day of May, 2025, by and between

Jessie C. Slaton the duly appointed, qualified and acting Personal Representative of the Estate of Barbara L. Schlarb, deceased, Probate Case No. 21DR01523, filed in Klamath County,
hereinafter called the first party, and

John F. LeFever and Deborah A. LeFever, 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:

Please see attached Exhibit "A"


The true and actual consideration paid for this transfer, stated in terms of dollars is **\$330,000.00**. 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 13 day of May, 2025

By: 
Jessie C. Slaton Personal Representative for the
Estate of Barbara L. Schlarb, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 13th, 2025
by Jessie C. Slaton as Personal Representative for the Estate of Barbara L. Schlarb, Deceased.


Notary Public for Oregon
My commission expires 3/7/26

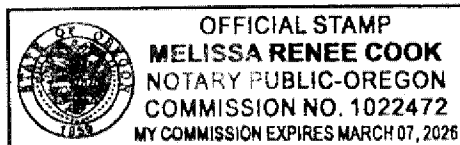


EXHIBIT "A"

The Westerly one-half of Lot 3, Block 2 of the Subdivision of Blocks 2B and 3 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also Lot 4, Block 2 of the Subdivision of Blocks 2B and 3 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

A portion of Lot 4 of Block 2 of the SUBDIVISION OF Blocks 2B and 3 of HOMEDALE being more particularly described as follows:

Beginning at the most Northerly corner of Lot 4 of Block 2 of the Plat of the Subdivision of Blocks 2B and 3 of Homedale, a platted subdivision in Klamath County, Oregon; thence South 9 degrees 26' West, along the Northwestern line of said Lot, a distance of 326.8 feet to the most Westerly corner thereof; thence South 83 degrees 07' East, along the Southwesterly line of said Lot 4, a distance of 100 feet; thence North 9 degrees 22' East 313.1 feet, more or less, to the Northeasterly line of said Lot 4, to a point which is South 75 degrees 10' East, 100 feet from the point of beginning; thence North 75 degrees 10' West, 100 feet to the point of beginning, being a portion of said Lot 4.