

Kat Maynard

2025-004132

Klamath County, Oregon



00342455202500041320030038

06/02/2025 12:29:49 PM

Fee: \$92.00

After recording, return to:
Aaron Donald Dean Gates
3636 Vale Rd
Klamath Falls, OR 97603

Until a change is requested,
send tax statements to:
Aaron Donald Dean Gates
3636 Vale Rd
Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 2nd day of June, 2025, by and between
Aaron Donald Dean Gates, the duly appointed,
qualified, and acting Personal Representative of the Estate of
Samuel Dwayne Gates, Deceased,
Klamath County Circuit Court Case No. 23PB07694, grantor, and
Aaron Donald Dean Gates

grantee, WITNESSETH: for value received and the consideration hereinafter stated,
the grantor does by these presents grant, bargain, sell, and convey unto the
grantee, his heirs, successors and assigns, all the estate, right, and interest of the
estate of the deceased, whether acquired by operation of law or otherwise, in and
to the certain real property located in the County of Klamath, State of
Oregon, described as follows:

PARCEL 1 OF LAND PARTITION 24-95 BEING LOT 28 OF "JUNCTION ACRES"
SITUATED IN THE SW1/4 OF THE NE1/4 OF SECTION 7, TOWNSHIP 39 SOUTH,
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: 3636 Vale Rd Klamath Falls, OR 97603

Parcel ID: 3910-007A0-01803

The true and actual consideration for this conveyance is \$ Probate 23PB07694

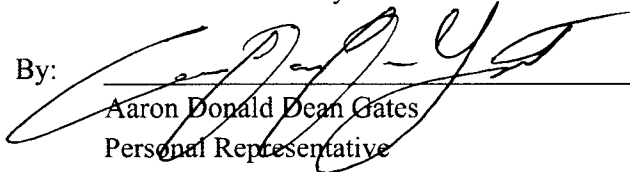
TO HAVE AND TO HOLD the same unto the grantee, his heirs, successors, and assigns, forever.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

ESTATE OF Samuel Dwayne Gates

By:


Aaron Donald Dean Gates
Personal Representative

*Construe all terms with the appropriate gender and quantity
required by the sense of this instrument.*

STATE OF Oregon

COUNTY OF Klamath

This record was acknowledged before me on the 2nd of June, 2025
by Aaron Donald Dean Gates as Personal Representative for the Estate of
Estate of Samuel Dwayne Gates.



Signature

Kathleen A. Maynard

Print name

Notary Public

Title

My commission expires March 31, 2026

