

Grantor:

Shane Billups, Personal Representative,
of the Estate of Cynthia Lee Billups
11642 SW Dynamite Ln.
Culver, OR 97734

Grantee:

Shane Billups
11642 SW Dynamite Ln.
Culver, OR 97734

After recording return to:

Michael Redden
Chenoweth Law Group, P.C.
510 SW Fifth Ave, Fourth Floor
Portland, OR 97204

All tax statements must be sent to:

Shane Billups
11642 SW Dynamite Ln.
Culver, OR 97734

2025-004429**Klamath County, Oregon****06/10/2025 01:41:01 PM****Fee: \$92.00****DEED OF PERSONAL REPRESENTATIVE**

Shane Billups, the duly appointed, qualified, and acting personal representative of the Estate of Cynthia Lee Billups, deceased, Clackamas County Circuit Court Case No. 23PB10228, Grantor, hereby conveys to Shane Billups, Grantee, a one-half (1/2) undivided tenancy-in-common interest of that real property in the County of Klamath, State of Oregon, belonging to Michael Billups and Cindy Billups, described as follows:

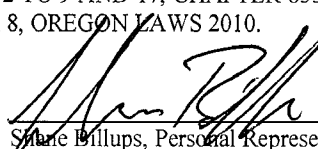
Lot 12 block 82, Klamath Falls Forest Estates, Highway 66, Plat 4

This property is free from encumbrances except for those of record.

Michael Billups, the husband of Cynthia Lee Billups, has died. Please see attached death certificate. This transfer is an estate distribution.

The true consideration for this conveyance is \$0.


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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Shane Billups, Personal Representative of the Estate
of Cynthia Lee Billups, Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on June 10, 2025, by Shane Billups, Personal Representative of the Estate of Cynthia Lee Billups, Grantor.





Notary Public for Oregon
My commission expires on:
03/25/2028

Unofficial Copy

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

999218

I.D. TAG NO.

136-2022-038944

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name	First John	Middle Michael	Last Billups	Suffix	Death Date November 15, 2022
Sex Male	Age 76 years	Social Security Number [REDACTED]		County of Death Clackamas	
Birthdate June 02, 1946	Birthplace Portland, Oregon			Was Decedent Ever in U.S. Armed Forces? Yes	
Residence: 13214 S Warnock Road			City/Town Oregon City		
Residence County Clackamas		State or Foreign Country Oregon		Zip Code + 4 97045	Inside City Limits? No
Marital Status at Time of Death Married		Spouse's Name Prior to First Marriage Cynthia Thompson			
Father's Name John Miles Billups			Mother's Name Prior to First Marriage Marjorie Beaubell		
Informant's Name Cynthia Billups		Telephone Number Not Available	Relationship to Decedent Spouse	Mailing Address 13214 S Warnock Road, Oregon City, OR 97045	
Place of Death Decedent's Residence			Facility Name		
Location of Death 13214 S Warnock Road			City/Town or Location of Death Oregon City		State Oregon
Method of Disposition Burial			Place of Disposition Mt View Cemetery		Location (City/Town and State) Oregon City, Oregon
Name and Complete Address of Funeral Facility Holman-Hankins-Bowker & Waud Funeral Service 715 7th St, Oregon City, Oregon 97045					
Date of Disposition TBD	Funeral Director's Signature Ronald J Rohde		Electronically Signed	OR License Number FS-0417	
Registrar's Signature Jennifer A. Woodward		Date Received December 07, 2022		Local File Number	
Amendment					

TO BE COMPLETED BY MEDICAL CERTIFIER

Name and Title of Attending Physician if Other than Certifier			Date Signed December 07, 2022	
Medical Certifier Sean P Hurst	Electronically Signed	Title of Certifier M.D., M.E.	License Number MD188694	
Amendment				



20221209243

45-2CC (01/06)

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

December 08, 2022

DATE ISSUED:

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

