

2025-004834

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of David Carl Chapman
Robin Rene Drake, Personal Representative
21019 NE 50th Street
Redmond, Washington 98053



00343260202500048340020025

06/23/2025 11:39:16 AM

Fee: \$92.00

GRANTEE NAMES AND ADDRESS:

Robin Rene Drake
21019 NE 50th Street
Redmond, Washington 98053

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee
21019 N E 50th Street
Redmond, Washington 98053

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 17 day of June, 2025 by and between **Robin Rene Drake, Personal Representative of the Estate of David Carl Chapman, deceased, Klamath County Circuit Court Case No. 24PB05151** hereinafter called the First Party and **Robin Rene Drake**, Individually, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

PARCEL 2 OF LAND PARTITION 26-95 BEING A PORTION OF LOT 15 BLOCK 14, FIRST ADDITION TO KLAMATH RIVER ACRES, SITUATED IN THE NE ¼ SW ¼ SECTION 25, TOWNSHIP 39 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON

ACCOUNT #87815 MAP AND TAXLOT 3907-025C0-00601

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

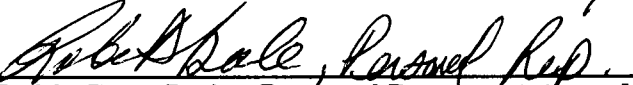
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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, 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

Returned at Counter

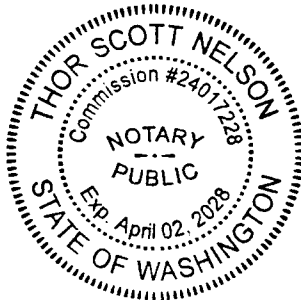
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

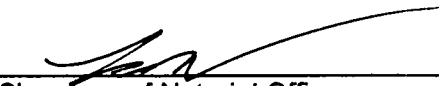
IN WITNESS WHEREOF, the said First Party has executed this instrument the 17 day of June, 2025.


Robin Rene Drake, Personal Representative of
the Estate of David Carl Chapman

STATE OF WASHINGTON)
County of King) ss.

This record was acknowledged before me on the 17th day of June, 2025 by **Robin Rene Drake, Personal Representative of the Estate of David Carl Chapman.**




Signature of Notarial Officer
Notary Public for the State of Washington
My Commission Expires: 04/02/28