



2025-006049
Klamath County, Oregon
07/15/2025 09:27:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR R

Grantor:
Tina Marie Garvin
3440 Old Stage Rd.
Central Point, OR 97502

Grantee:
David Gaylerd Ness
920 10th Ave SW
Albany, OR 97321

AFTER RECORDING RETURN TO:
David Gaylerd Ness
920 10th Ave SW
Albany, OR 97321

Until a change is requested all tax statements
shall be sent to the following address:
David Gaylerd Ness
920 10th Ave SW
Albany, OR 97321

Escrow No. 1009810

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 14th day of July, 2025, by and between

Tina Marie Garvin, the duly appointed, qualified and acting Personal Representative of the Estate of LeRoy Allen DeVore , deceased, Probate Case No. 24PB07370, filed in County of Jackson, State of Oregon,

hereinafter called the first party, and

David Gaylerd Ness

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:

Lot 10, Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with a portion of Lot 27, Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 10; thence South 0°54' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Westerly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 10 and the Northerly river bank; thence from said intersection North 0°54' West to the Southwest corner of said Lot 10; thence South 86°31' East along the Southerly lot line of said lot to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$11,000.00**. 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 14th day of July, 2025

Tina Marie Garvin

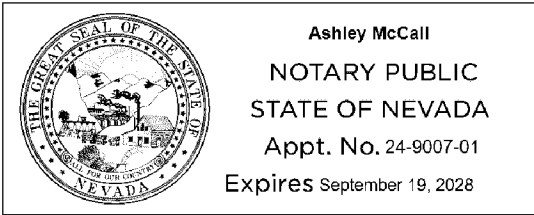
Tina Marie Garvin, Personal Representative

State of Nevada } ss.
County of CLARK }

On this 14th day of July, 2025, before me, Ashley McCall, a Notary Public in and for said state, personally appeared Tina Marie Garvin known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of LeRoy Allen DeVore and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ashley McCall
Notary Public for the State of Nevada
Residing at: 6655 s fort apache rd, las vegas nv 89148
Commission Expires: 09/19/2028



Notarized remotely using audio-video communication technology via Proof.