

2025-006054

Klamath County, Oregon



00344683202500060540020025

07/15/2025 11:00:13 AM

Fee: \$92.00

Robin L. Yorkus, Personal Representative
Estate of Patricia Ann Holbrook, Grantor

Robin L. Yorkus, Grantee

After recording return to:
James Shikany, PC
13100 SE Sunnyside Rd.
Clackamas, Oregon 97015

Until a change is requested, all tax statements must be sent to the following addresses:

Robin L. Yorkus
PO Box 17626
South Lake Tahoe, CA 96151

PERSONAL REPRESENTATIVE DEED

Robin L. Yorkus, the duly appointed, qualified, and acting Personal Representative for the Estate of Patricia Ann Holbrook, deceased, Klamath County Circuit Court Case No. 23PB09782, Grantor, hereby conveys to Robin L. Yorkus, Grantee, that real property situated in Klamath County, Oregon, with the following legal description:

Lot 2, Block 34, Fourth Addition to Nimrod River Park, County of
Klamath in the state of Oregon.

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

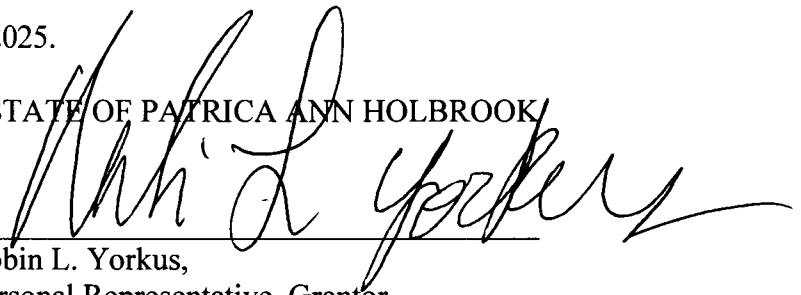
The true consideration for this conveyance is \$ None (Estate distribution).

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.

DATED this 1 day of July, 2025.

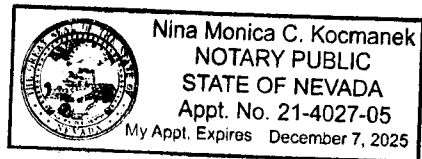
ESTATE OF PATRICA ANN HOLBROOK



Robin L. Yorkus,
Personal Representative, Grantor

Nevada
STATE OF ~~CALIFORNIA~~)
County of Douglas)

ss.

This instrument was acknowledged before me on this 1st day of July, 2025, by Robin L. Yorkus, personal representative for the Estate of Patricia Ann Holbrook.




Notary Public for ~~California~~ Nevada
My commission expires: 12/07/2025