

**2025-006055**

**Klamath County, Oregon**



00344684202500060550020021

07/15/2025 11:00:24 AM

Fee: \$92.00

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

Cassandra L. Holbrook, 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:

Cassandra L. Holbrook  
9092 Wentworth Spring Rd.  
Georgetown, CA 95364

### 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 Cassandra L. Holbrook, Grantee, that real property situated in Klamath County, Oregon, with the following legal description:

LOT 8, BLOCK 42, NIMROD RIVER PARK, 4TH ADDITION,  
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*

Robin L. Yorkus,  
Personal Representative, Grantor

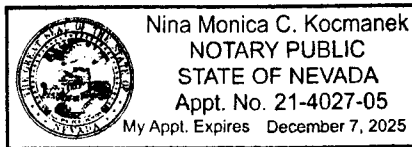
*Nevada*

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.



*[Signature]*  
Notary Public for ~~California~~ *Nevada*  
My commission expires: *12/07/2025*