

Return To:



2025-008153

Klamath County, Oregon

09/12/2025 11:41:01 AM

Fee: \$92.00

After Recording Return to:

Tania Kleinschmit and Bill A. Kleinschmit
1939 Checkrein Lane
La Pine, OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:

(same as above)

File No. DE24912/1018683

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 8th day of September, 2025, by and between **Sara Lynn Burgin, the duly appointed, qualified and acting personal representative of the Estate of Sandra Kay Hoskinson, deceased, under State of Oregon, Circuit Court of Klamath County Case #25PB04940;** hereinafter called the first party, and

Tania Kleinschmit and Bill A. Kleinschmit, as tenants by the entirety

hereinafter called the second party; WITNESSETH:

The true and actual consideration for this transfer is **\$415,000.00.**

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 23 in Block 6 of Wagon Trail Acreages No. 1, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Account 128766, Map and Taxlot 2309-001C0-06600)

To Have and to Hold the same unto the second party, and second party's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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, 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 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: 9/8/25

Sara Lynn Burgin
Sara Lynn Burgin, Personal Representative

STATE OF Oregon

} ss.

COUNTY OF Lane

This record was acknowledged before me on Sept. 8, 2025 by Sara Lynn Burgin as Personal Representative for Estate of Sandra Kay Hoskinson.

Before me: [Signature]
Notary Public for Oregon

My commission expires: 23 March, 2029

