



2025-009294
 Klamath County, Oregon
 10/17/2025 10:43:02 AM
 Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
 Estate of Sheri Lynn Wegner who acquired title as Sheri L.
 Wegner, deceased

 10905 Pennbrooke Crossing

 Duluth, GA 30097

Grantee:
 Nicole Scott

 8162 Chantry Ct

 Sacramento, CA 95829

AFTER RECORDING RETURN TO:
 Nicole Scott

 8162 Chantry Ct

 Sacramento, CA 95829

Until a change is requested all tax statements
 shall be sent to the following address:
 Nicole Scott

 8162 Chantry Ct

 Sacramento, CA 95829

Escrow No. 1028177

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 13th day of October, 2025, by and between
**Lana Shalene Guynn the duly appointed, qualified and acting personal representative of the
 Estate of Sheri Lynn Wegner who acquired title as Sheri L. Wegner, deceased, Probate Case
 No.25PB00585, filed in Klamath County, State of Oregon**
 hereinafter called the first party, and

Nicole Scott

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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$8,000.00**.
 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 13th day of October, 2025

Estate of Sheri Lynn Wegner who acquired title as Sheri L. Wegner, deceased

By: Lana Shalene Guynn
Lana Shalene Guynn, Personal Representative

State of Pennsylvania

County of Berks

On this 13th day of October, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Lana Shalene Guynn**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Sheri Lynn Wegner who acquired title as Sheri L. Wegner, as Personal Representative and acknowledged to me 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.

[Signature]

Notary Public for the State of Pennsylvania

Residing at: 34 Carriage Circle Oley, PA, 19547

Commission Expires: 09/24/2028

Commonwealth of Pennsylvania - Notary Seal
David Shields, Notary Public
Berks County
My commission expires September 24, 2028
Commission Number 1454345

Notarized remotely online using communication technology via Proof.

EXHIBIT 'A'

File No. 1028177

A tract of land in the form of a square and containing three (3) acres lying in the Southeast corner of the Northeast quarter of the Northeast quarter of Section Thirty (30) in Township Thirty-Nine (39) South, Range Seven (7) East of the Willamette Meridian, more particularly described as following:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter; thence North 362 feet; thence West 362 feet; thence South 362 feet; thence East 362 feet to the point of beginning.

SAVE AND EXCEPT the West 120 feet thereof.

Unofficial
Copy