

2025-010019
Klamath County, Oregon
11/07/2025 12:25:01 PM
Fee: \$92.00

**After Recording Return To:
First American Title**



After recording return to:
Michael A. Lewis and Julie Lynn
Lewis
1420 NW 136th Street
Vancouver, WA 98685

Until a change is requested all tax
statements shall be sent to:
Michael A. Lewis and Julie Lynn
Lewis
1420 NW 136th Street
Vancouver, WA 98685

File No.: 7061-4318644 (ck)
Date: November 04, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Julie Lynn Lewis the duly appointed, qualified and acting personal representative of the estate of Morris G. Ayers, deceased, conveys to Michael A. Lewis and Julie Lynn Lewis, as tenants by the entirety that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 1 in Block 1 of TRACT 1165 - MIRACLE MANOR, according to the Official Plat
thereof on file in the Office of the county clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$600,000.00.

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

APN: 594486

**Personal Representative's Deed
- continued**

File No.: **7061-4318644 (ck)**
Date: **November 04, 2025**

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 5 day of November, 2025.

Estate of Morris G. Ayers

By: Julie Lynn Lewis
Julie Lynn Lewis as Personal Representative

This instrument was acknowledged before me on this 5 day November,
20 25 by Julie Lynn Lewis, as personal representative of the estate of Morris G. Ayers

NOTARY PUBLIC
STATE OF WASHINGTON
DOROTHY SHERRILL
MY COMMISSION EXPIRES
DECEMBER 19, 2028
COMMISSION # 163406

Notary Public for Oregon WA OR
My Commission Expires: 12-14-28