



2026-001870  
 Klamath County, Oregon  
 03/02/2026 09:28:01 AM  
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:  
 Sheryl Hunsinger, Personal Representative for the Estate  
 of Barbara Ann Vinicky, also known as Barbara Vinicky  
 5428 Harlan Dr.  
 Klamath Falls, OR 97603

Grantee:  
 Paul Titus and Megan Titus  
 1940 Lexington Ave.  
 Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
 Paul Titus and Megan Titus  
 1940 Lexington Ave.  
 Klamath Falls, OR 97601

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Paul Titus and Megan Titus  
 1940 Lexington Ave.  
 Klamath Falls, OR 97601

Escrow No. 1057484

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 26th day of February, 2026, by and between  
**Sheryl Ann Hunsinger the duly appointed, qualified and acting Personal Representative of the  
 Estate of Barbara Ann Vinicky, also known as Barbara Vinicky, deceased, Probate Case  
 No.25PB08000, filed in Klamath County, State of OR**  
 hereinafter called the first party, and

**Paul Titus and Megan Titus, with right of survivorship**  
 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:

**Lot 3, Block 21, Second Addition to the City of Klamath Falls, according to the official plat  
 thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$70,000.00**.  
 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 27 day of February, 2026

Estate of Barbara Ann Vinicky, also known as Barbara Vinicky



By Sheryl Ann Hunsinger, Personal Representative

State of Oregon } ss  
County of Klamath }

On this 27 day of February, 2026, before me, Melissa Renee Cook, a Notary Public in and for said state, personally appeared Sheryl Ann Hunsinger, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged 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.

Melissa Renee Cook

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 2/2/30



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