

2014-011363

Klamath County, Oregon



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10/29/2014 02:28:24 PM

Fee: \$47.00

RETURN TO: Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Kenneth L. Rice 1302 West Aviator circle Payson, AZ 85541
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GRANTOR:

Karen L. DeVore
Personal Representative
7561 Balsam Drive
Klamath Falls, OR 97601

GRANTEE:

Kenneth L. Rice
1302 West Aviator Circle
Payson, AZ 85541

DEED OF PERSONAL REPRESENTATIVE

Karen L. DeVore, Personal Representative of the Estate of Margaret Jean Rice, deceased, Grantor, conveys to Kenneth L. Rice, Grantee, the following described real property located in Klamath County, Oregon:

Parcel 3 of Minor Land Partition 51-91, being Parcel 2 of Minor Land Partition 35-89, situated in Section 11, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is an estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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 PR9POERTY 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

1. DEED OF PERSONAL REPRESENTATIVE

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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 24 day of October 2014.

Karen L. DeVore
Karen L. DeVore, Personal
Representative of the Estate of
Margaret Jean Rice, deceased

STATE OF OREGON)
) ss. 10 24, 2014
County of Klamath)

Personally appeared, Karen L. DeVore, and acknowledged the foregoing to be her true act and deed. Before me:



Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-2017