

Returned at Counter

After Recording return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Mail Property Tax Statements to:
Ricky C. Welsch
1948 Esplanade Avenue
Klamath Falls, OR 97601

2016-004221
Klamath County, Oregon



04/26/2016 01:46:38 PM

Fee: \$42.00

DEED OF PERSONAL REPRESENTATIVE

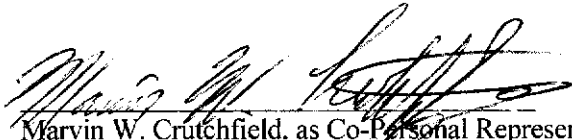
Marvin W. Crutchfield and Matt Kennedy, as Co-Personal Representatives of the Estate of Jerry W. Crutchfield, deceased, in the Klamath County Circuit Court Case No. 1301743CV, Grantor, conveys to Ricky C. Welsch, Grantee, the following described real property located in Klamath County, Oregon:

Lot 10, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$0.00; estate distribution in accordance with the Judgment of Final Distribution dated October 31, 2014 in the Klamath County Circuit Court Case No. 1301743CV (see ORS 93.030).

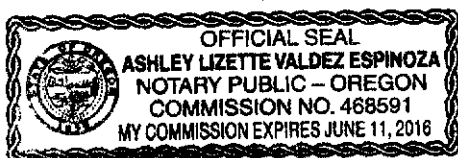
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

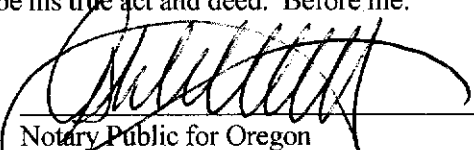
Dated this 14 day of April, 2016.


Marvin W. Crutchfield, as Co-Personal Representative of
the Estate of Jerry W. Crutchfield

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared Marvin W. Crutchfield, as Co-Personal Representative of the Estate of Jerry W. Crutchfield, and acknowledged the foregoing to be his true act and deed. Before me:

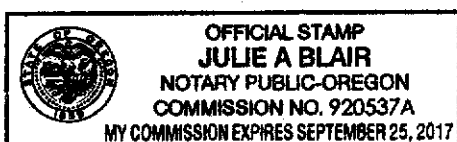




Notary Public for Oregon
My commission expires: June 11 2016


Matt Kennedy, as Co-Personal Representative of
the Estate of Jerry W. Crutchfield

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared Matt Kennedy, as Co-Personal Representative of the Estate of Jerry W. Crutchfield, and acknowledged the foregoing to be his true act and deed. Before me:




Notary Public for Oregon
My commission expires: 9/25/2017