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06/08/2016 09:20:42 AM

Fee: \$47.00

 Returned at Counter
Brandsness

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

Mail Property Tax Statements to:
 Joshua S. McGinnis
 3128 Hammer Street
 Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Joshua S. McGinnis, as Personal Representative of the Estate of Stephen E. McGinnis, deceased, in the Klamath County Circuit Court Case No. 15PB03839CV, Grantor, conveys to Joshua S. McGinnis, Grantee, the following described real property located in Klamath County, Oregon:

Lot 16, Block 4, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Crest Street, vacated by Order recorded April 24, 1974, in volume M74, Page 5145, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 16, Block 4 of said subdivision, thence Easterly along the Easterly extension of said Lot 16 to the Westerly right of way line of the United States Bureau of Reclamation I-C Drain; thence Southerly along said right of way line to a point on the Easterly extension of the South line of Lot 16, Block 4, said subdivision; thence Westerly to the Southeast corner of said Lot 16; thence Northerly along the Easterly line of Lot 16, Block 4, said subdivision to the point of beginning.

TOGETHER WITH any and all improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO all matters of record, including without limit reservations in federal patents and state deeds, covenants, conditions, restrictions, reservations and easements for utility installations, all as the same appear of record or are visible thereon.

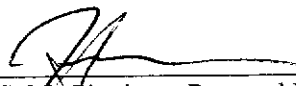
FURTHER, SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

The true and actual consideration for this conveyance is \$0.00; estate distribution in accordance with the General Judgment of Final Distribution dated May 25, 2016 in the Klamath County Circuit Court Case No. 15PB03839CV (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

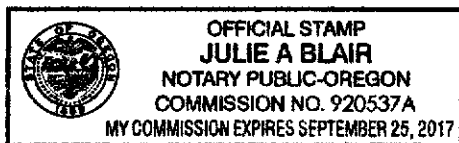
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS 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.

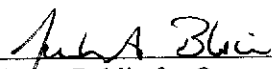
Dated this 4 day of May, 2016.


Joshua S. McGinnis, as Personal Representative
of the Estate of Stephen E. McGinnis, deceased.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared Joshua S. McGinnis, as Personal Representative of the Estate of Stephen E. McGinnis, on this 4th day of May, 2016 and acknowledged the foregoing to be his true act and deed. Before me:




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