

2016-012972

Klamath County, Oregon



00196090201600129720030039

12/06/2016 11:07:01 AM

Fee: \$52.00

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

Mail Property Tax Statements to:  
John P. Kronenberger  
P.O. Box 285  
Sprague River, OR 97639

**Grantor:**

John P. Kronenberger, Personal Representative  
Of the Estate of John S. Kronenberger  
P.O. Box 285  
Sprague River, OR 97639

**Grantors:**

John P. Kronenberger  
P.O. Box 285  
Sprague River, OR 97639

Evelyn McBride  
245 Rainbow Drive, #14577  
Livingston TX 77399

Judy Kronenberger  
Acres Gate Firkale  
Glengariff County Cork  
Ireland

Gail Kronenberger  
9 Fiano Road  
Bolton, CT 06043

Susan Martucci  
1 Hiram Lane  
Bloomfield, CT 06002

*Consideration: \$0.00*

DEED OF PERSONAL REPRESENTATIVE

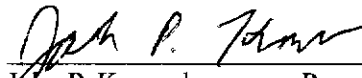
John P. Kronenberger, as Personal Representative of the Estate of John S. Kronenberger, deceased, in the Klamath County Circuit Court Case No. 15PB05837CV, Grantor, conveys the estate's 1/2 undivided interest to John P. Kronenberger, Evelyn McBride, Judy Kronenberger, Gail Kronenberger and Susan Martucci, Grantees, each as to a 1/10 undivided interest, as tenants in common, in the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution in accordance with the General Judgment of Final Distribution dated November 3, 2016 in the Klamath County Circuit Court Case No. 15PB05837CV (see ORS 93.030).

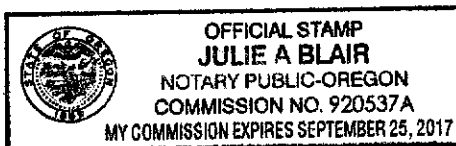
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST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

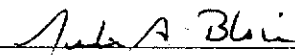
Dated this 5 day of December, 2016.

  
John P. Kronenberger, as Personal Representative  
of the Estate of John S. Kronenberger, deceased.

STATE OF OREGON    )  
                              ) ss.  
County of Klamath    )

Personally appeared John P. Kronenberger, as Personal Representative of the Estate of John S. Kronenberger, on this 5 day of December, 2016 and acknowledged the foregoing to be his true act and deed. Before me:



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

### **Exhibit A**

- Parcel 1: The W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 34, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (80 acres)  
Parcel Id: R3512-03400-00400-000  
Prop Tax Id: R290410
- Parcel 2: The W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (39.08 acres)  
Parcel Id: R3512-03300-00300-000  
Prop Tax Id: R290205
- Parcel 3: The E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (77.83 acres)  
Parcel Id: R3512-03300-00100-U01  
Prop Tax Id: R290250
- Parcel 4: The E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (39.08)  
Parcel Id: R3512-03300-00200-000  
Prop Tax Id: R290214
- Parcel 5: The S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 28, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (80 acres)  
Parcel Id: R3512-00000-05900-U01  
Prop Tax Id: R289823
- Parcel 6: Real property located at 29951 Oregon Pines Road, Beatty, Klamath County, Oregon, more particularly described as follows:  
  
The SE $\frac{1}{4}$  of Section 28, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (160 acres)  
Parcel Id: R3512-00000-06000-000  
Prop Tax Id: R289912