

2017-013220

Klamath County, Oregon

11/15/2017 11:37:26 AM

Fee: \$47.00

AmériTitle
MTC 1396-1939

PERSONAL REPRESENTATIVE'S DEED

After recording tax statements
shall be sent to Grantee at the following address:
675 Pine Street, Dewey, SD 57735-5003

Larry C. Taylor, the duly appointed, qualified and acting personal representative of the Estate of Virginia I. M. Taylor, deceased, appointed by the Klamath County, Oregon, Circuit Court in probate case #17PB00365, (the "Probate"), in his capacity as personal representative, hereinafter referred to as Grantor [Grantor's address: 675 Pine Street, Dewey, SD 57735-5003], conveys and warrants to Larry C. Taylor, Grantee, the following described real property:

PARCEL 1 OF LAND PARTITION 24-99 BEING A PORTION OF PARCEL 3 OF "LAND PARTITION 12-94" SITUATED IN THE SE 1/4 SW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

[Tax Account #R886100; Map: T39 R09E S1CD, Tax Lot #06404; otherwise commonly known by street address as 6525 Hilyard Avenue, Klamath Falls, Klamath County, Oregon]

The conveyance of said real property shall include all improvements thereon, including, but not limited to any and all structures, and the 1994 Redman manufactured dwelling located thereon [DCBS Home ID #278660, Ser. #11819885AB, ownership of which is not separately titled or documented apart from the real property.

The true consideration for this conveyance is \$0.00, as this is a transfer by the personal representative pursuant to the Will of the decedent and pursuant to the General Judgment of Distribution entered in said Probate dated October 16, 2017.

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

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
as to its effect upon the title to any real property
that may be described therein.

