

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Danny Combs  
223 Lytton Street  
Klamath Falls, Oregon 97601

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DEED OF PERSONAL REPRESENTATIVE

Jon V. Combs, Personal Representative of the Estate of Carole Mae Combs, deceased,  
under Klamath County Circuit Court Case No. 16PB01377, Grantor, conveys to Danny Combs,  
Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Lots 7 and 8 of Block 18, North Klamath Falls, according to the  
plat of said North Klamath Falls on file in Klamath County, Oregon

Property ID: R184927  
Map Tax Lot: R-3809-029BB-07000-000

Commonly known as 223 and 225 Lytton Street, Klamath Falls, Oregon

The true consideration for this conveyance is \$80,000.00

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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 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.

Dated this 3 day of November, 2017.

GRANTOR

Jon V. Combs  
Jon V. Combs, Personal Representative

STATE OF NEVADA           )  
  ) ss.  
County of Washoe       )

Personally appeared the above-named Jon V. Combs and acknowledged the foregoing instrument to be his voluntary act. Before me this 3RD day of NOVEMBER, 2017.



Jennifer Merritt  
Notary Public  
My Commission Expires Jan. 13, 2018