

2018-000985

Klamath County, Oregon



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01/25/2018 03:41:43 PM

Fee: \$42.00

Grantor's Name and Address

Lany Gallagher, Personal Representative
Estate of Maureen Alice Dehlinger
803 Lincoln
Klamath Falls, OR 97601

Grantee's Name and Address

Lany Gallagher
803 Lincoln
Klamath Falls, OR 97601

After Recording Return to:

Lany Gallagher
803 Lincoln
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Lany Gallagher
803 Lincoln
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

I, Lany Gallagher, the duly appointed, qualified, and acting personal representative of the estate of Maureen Alice Dehlinger, deceased, Klamath County probate number 16PB00641, grantor, hereby conveys to Lany Gallagher, grantee, that real property situated in Klamath County, Oregon, described as follows:

Lot 8, less the Easterly 10 feet, Block 22, BUENA VISTA 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.

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$ None (Estate distribution).

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: Jan 11, 2018.

ESTATE OF MAUREEN ALICE DEHLINGER

Lany Gallagher
LANY GALLAGHER

Personal Representative, Grantor

STATE OF OREGON)
) ss.
County of KLAMATH)

This instrument was acknowledged before me on January 11, 2018, by LANY GALLAGHER, personal representative.



Sandra Hoskins
Notary Public for Oregon
My commission expires: 5-14-2021

QSP-11, Henderson
Returned at Counter