

2018-002231

Klamath County, Oregon



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Fee: \$42.00

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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Deborah S. Kerns, Successor Trustee
of the Coffee Family Trust
P.O. Box 59
Merrill, OR 97633

Grantor:

Deborah S. Kerns, Personal Representative
of the Estate of Virginia H. Coffee
P.O. Box 59
Merrill, OR 97633

Grantee:

Deborah S. Kerns, Successor Trustee
of the Coffee Family Trust
P.O. Box 59
Merrill, OR 97633

DEED OF PERSONAL REPRESENTATIVE

Deborah S. Kerns, Personal Representative of the Estate of Virginia H. Coffee, deceased (Klamath County Circuit Court Case No. 17PB06379), Grantor, conveys to Deborah S. Kerns, Successor Trustee of the Coffee Family Trust, Grantee, the following described real property located in Klamath County, Oregon:

Lot 1 in Block 2 in TERWILLIGER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is estate distribution.

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 OWNERWS, 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 26 day of February, 2018.

Deborah S. Kerns, Personal Representative of the
Estate of Virginia H. Coffee, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Deborah S. Kerns, Personal Representative of the Estate of Virginia H. Coffee, deceased, and acknowledged the foregoing to be her true act and deed. Before me:

Notary Public for Oregon

My commission expires: 01/18/2022

