

MT023470AM

After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Tina Peterson  
946 Alandale Street  
Klamath Falls, OR 97601

2018-006881

Klamath County, Oregon

06/07/2018 09:21:00 AM

Fee: \$82.00

**Grantor:**

Stephen S. Godell, Personal Representative  
of the Estate of Harry W. Lundgren  
5100 Larch Lane  
Klamath Falls, OR 97601

**Grantee:**

Tina Peterson  
946 Alandale Street  
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Stephen S. Godell, Personal Representative of the Estate of Harry W. Lundgren, deceased (Klamath County Circuit Court Case No. 18PB03439), Grantor, conveys to Tina Peterson, Grantee, the following described real property located in County, Oregon:

All of Lot 46 and the Northerly 17.3 feet of Lot 47, OLD ORCHARD MANOR, according to the official thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$13,200.00.

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.

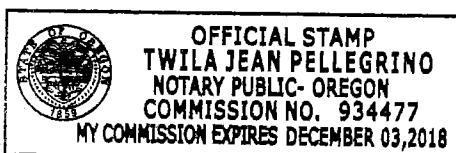
Dated this 6<sup>th</sup> day of June, 2018.

Stephen S. Godell

Stephen S. Godell, Personal Representative of the  
Estate of Harry W. Lundgren, deceased.

STATE OF Oregon     )  
                                      ) ss.  
County of Klamath     )

Personally appeared, Stephen S. Godell, Personal Representative of the Estate of Harry W. Lundgren, deceased, on this 6<sup>th</sup> day of June, 2018, and acknowledged the foregoing to be his true act and deed. Before me:



Twila Jean Pellegrino

Notary Public for Oregon

My commission expires: 12-3-2018

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