

2018-014096

Klamath County, Oregon

11/20/2018 12:07:01 PM

Fee: \$82.00

After recording, return to:

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

Send tax statements to:

Daniel Bills and Vikki Davina
326 Paradise Road
Modesto, CA 95358

3216

Grantor:

Karen A. Baker, Personal Representative
of the Estate of Judith G. Hull
411 Pine Street
Klamath Falls, OR 97601

Grantee:

Daniel Bills and Vikki Davina
326 Paradise Road
Modesto, CA 95358

DEED OF PERSONAL REPRESENTATIVE

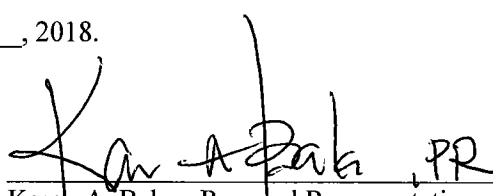
Karen A. Baker, Personal Representative of the Estate of Judith G. Hull, deceased (Klamath County Circuit Court Case No. 18PB03675), Grantor, conveys to Daniel Bills and Vikki Davina, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lots 19 and 20, Block 18, HOT SPRINGS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon

The true and actual consideration for this conveyance is \$190,000.00.

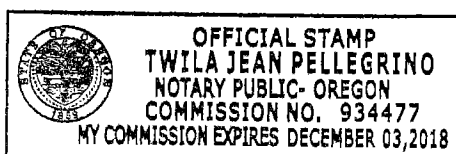
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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.

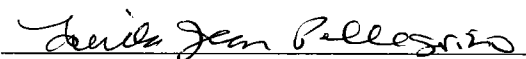
Dated this 19 day of November, 2018.


Karen A. Baker, Personal Representative of the
Estate of Judith G. Hull, deceased.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19th day of November, 2018, the above-named Karen A. Baker, Personal Representative of the Estate of Judith G. Hull, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 12-3-2018