

2019-004184
Klamath County, Oregon



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04/19/2019 10:03:48 AM

Fee: \$87.00

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

Send tax statements to:
Susan Cook
380 N 7th
Monroe, OR 97456

Grantor:

Michael Romtvedt, Personal Representative
of the Estate of Theodora Leona Romtvedt
7691 Harpold Road
Klamath Falls, OR 97603

Grantee:

Susan Cook
380 N 7th
Monroe, OR 97456

DEED OF PERSONAL REPRESENTATIVE

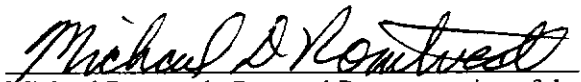
Michael Romtvedt, Personal Representative of the Estate of Theodora Leona Romtvedt, deceased (Klamath County Circuit Court Case No. 17PB07518), Grantor, conveys to Susan Cook, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

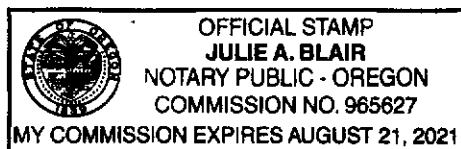
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 18th day of April, 2019.


Michael Romtvedt, Personal Representative of the
Estate of Theodora Leona Romtvedt, deceased.

STATE OF Oregon, County of Klamath) ss.

Personally appeared, Michael Romtvedt, Personal Representative of the Estate of Theodora Leona Romtvedt, deceased, on this 18th day of April, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



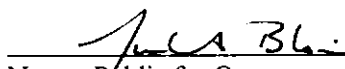

Notary Public for Oregon
My commission expires: 8/21/2021

Exhibit A

Real property located at 6259 Maryland Avenue in Klamath Falls, Oregon, more commonly described as follows:

All that portion of the SE1/4 of SW1/4 of Section 1; Township 39 South; Range 9 East, Willamette Meridian, more particularly described as follows: Beginning at a point which lies North 89° 06' East, a distance of 30 feet and South 0° 54' East along the East right of way line of Patterson Street, a distance of 800 feet from the iron pin which marks the Northwest corner of the SE1/4 of SW1/4 of said Section 1; thence North 89° 06' East 315 feet to the true point of beginning; thence continuing North 89° 06' East 105 feet to a point; thence South 0° 54' East 200 feet to the North line of that certain parcel of land deeded to Klamath County, Oregon; thence south 89° 06' West along said North line a distance of 105 feet to a point; thence North 0° 54' West 200 feet to the true point of beginning, Klamath County, Oregon.

Map No. R-3909-001CD-04900-000

Tax Acct No. R509738