2019-004622 Klamath County, Oregon

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05/01/2019 01:26:15 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:

Jeanne Bliss, Custodian for Ethan Callison

1142 Maple Street

Klamath Falls, OR 97603

Grantor:

Phillip Callison, Personal Representative of the Estate of Monica M. Callison 5504 American Avenue Klamath Falls, OR 97603 **Grantee:** Jeanne Bliss, Custodian for

Ethan Callison
1142 Maple Street
Klamath Falls, OR 97603

## **DEED OF PERSONAL REPRESENTATIVE**

Phillip Callison, Personal Representative of the Estate of Monica Marie Callison, deceased (Klamath County Circuit Court Case No. 17PB07959), Grantor, conveys to Jeanne Bliss, Custodian for Ethan Callison (pursuant to the Uniform Gifts to Minors Act and by order of the court in the above referenced court proceeding dated April 19, 2019), Grantee, the following described real property located in County, Oregon:

Lot 5 in Block 2 of TRACT 1096, AMERICANA, according to the official plat hereof on file in the office of the County Clerk of Klamath County, Oregon Property Tax Id #R574925

The true and actual consideration for this conveyance is estate distribution, pursuant to the laws of intestate succession.

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 \_\_\_\_ day of May, 2019.

Phillip Callison, Personal Representative of the Estate of Monica Marie Callison, deceased.

STATE OF Oregon ) ss.
County of Klamath )

Personally appeared, Phillip Callison, Personal Representative of the Estate of Monica Marie Callison, deceased, on the \(\frac{1}{2}\) of May, 2019 and acknowledged the foregoing to be his true act and deed. Before me:

OFFICIAL STAMP

KAREN ANN BAKER

NOTARY PUBLIC - OREGON

COMMISSION NO. 966033

MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Notary Public for Oregon My commission expires: 1-7-2021