

2019-004660

Klamath County, Oregon



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05/01/2019 03:39:20 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

Grantor:

Melanie M. Reed as Personal Representative
of the Estate of David M. Reed

Grantee:

Jeffrey Penny
9291 Litchfield Drive
Huntington Beach, CA 92646

After recording return to:

Barbara M. Dilaconi, Esq., P.C.
121 South 8th Street
Klamath Falls, OR 97601-6165

**Until a change is requested, all tax statements
must be sent to the following address:**

Melanie M. Reed
6532 Onyx Avenue
Klamath Falls, OR 97603

Melanie M. Reed, the duly appointed, qualified, and acting personal representative of the Estate of David M. Reed, deceased, Klamath County Circuit Court Case Number 18PB06919, grantor, hereby conveys to Jeffrey Penny, grantee, a 50% interest in that real property situated in Klamath County, Oregon, commonly known as 30249 N Street, Klamath Falls, OR 97601 and more specifically described as follows:

Lot 192, FRONTIER TRACTS, TRACTS B & C, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No.: 312691; Map No.: 3606009-DA-07000; Tax Code No.: 072-312691

Lot 193, FRONTIER TRACTS, TRACTS B & C, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No.: 312708; Map No.: 3606009-DA-06900; Tax Code No.: 072-312708

Lot 194, FRONTIER TRACTS, TRACTS B & C, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Consideration = 0

Returned at Counter

Account No.: 312717; Map No.: 3606009-DA-06800; Tax Code No.: 078-312717

Lot 195, FRONTIER TRACTS, TRACTS B & C, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No.: 312726; Map No.: 3606009-DA-06700; Tax Code No.: 078-312726

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is: None (Estate distribution).

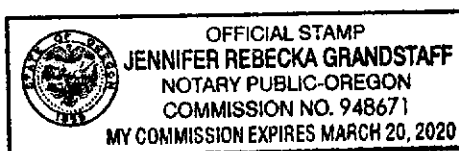
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9, 17. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT 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 195.305-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9.

ESTATE OF DAVID M. REED

M. Reed, PR
Melanie M. Reed, Personal Representative,
Estate of David M. Reed, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 30th day of April 2019, by Melanie M. Reed, Personal Representative, Estate of David M. Reed.



Jennifer Rebecka Grandstaff
Notary Public for Oregon
My commission expires: 3-20-20