

2019-005235

Klamath County, Oregon



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05/10/2019 01:02:04 PM

Fee: \$87.00

PERSONAL REPRESENTATIVE'S DEED

RANDALL BRIDGES, the duly appointed, qualified, and acting Personal Representative of the estate of Verna Lois Bridges, deceased, Lane County probate case # 16PB06600, conveys to RANDALL BRIDGES, the real property situated in Klamath County, Oregon, described as follows:

SEE ATTACHED EXHIBIT "A"

Account No. 147718

Map & Tax Lot 2407-018D0*04700

Known as 139970 Pine Creek Loop., Crescent Lake, Klamath County, Oregon

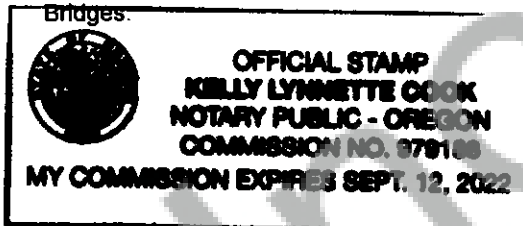
The true consideration for this transfer is \$0.00 and the Judgment of Distribution of the Estate.

DATED this 1 day of ^{May} ~~April~~, 2019


RANDALL BRIDGES
Personal Representative of the estate of
Verna Lois Bridges, deceased

STATE OF OREGON)
) ss:
County of Lane)

On the 1 day of ^{May} ~~April~~, 2019, personally appeared the above named Randall Bridges and acknowledged the above instrument to be his voluntary act and deed as Personal Representative of the estate of Verna Lois Bridges.




Notary Public of Oregon
My Commission Expires: 9-12-2022

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. 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.

Grantor:
Randall Bridges
Personal Representative of
the estate of Verna L. Bridges
750 Summit Blvd.
Springfield, OR 97477

After Recording, Return To:
Robert Cole Tozer
Attorney at Law
975 Oak St., Suite 615
Eugene, OR 97401

Grantee:
Randall Bridges
750 Summit Blvd.
Springfield, OR 97477

Send Tax Statements To:
Randall Bridges
750 Summit Blvd.
Springfield, OR 97477

EXHIBIT "A"

Lot 7, Block 3 of Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO: A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian.

Beginning at the southwest corner of Lot 4, Block 4 of Tract No. 1052- Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon plat records, said corner being on the southerly line of Pine Creek Loop of said plat; thence, Southwesterly along the south line of said Pine Creek Loop (being 60 feet in width) to its intersection with the line between Lots 6 and 7, Block 3 of said plat extended southerly; thence, South $0^{\circ}18'40''$ West, 290 feet, more or less along the southerly extension of said line to a point on a line 5.0 feet northerly of the north bank of Crescent Creek; thence, Northeasterly along a line 5.0 feet northerly of said bank to a Point on a line which bears South $0^{\circ}18'40''$ West from the point of beginning; thence, North $0^{\circ}18'40''$ East, 200 feet, more or less to the point of beginning in Klamath County, Oregon.