

2019-009494

Klamath County, Oregon



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08/20/2019 08:42:53 AM

Fee: \$92.00

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

Send tax statements to:
Brink Rental Homes II, LLC
833 E. Main Street
Klamath Falls, OR 97601

Grantor:

Kevin Brink, Personal Representative
of the Estate of Bruce E. Brink
1821 S Bascom Ave # 317
Campbell, CA 95008

Grantee:

Brink Rental Homes II, LLC
833 E. Main Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Kevin Brink, Personal Representative of the Estate of Bruce E. Brink, deceased (Klamath County Circuit Court Case No. 18PB02337), Grantor, conveys to Brink Rental Homes II, LLC, an Oregon limited liability company, 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 13 day of August, 2019.

Kevin Brink, Personal Representative of the
Estate of Bruce E. Brink, deceased

Exhibit A

Parcel 1:

Real property located at 214 E. Main Street, Klamath Falls, Oregon, more commonly described as follows:

Lot 41 and the Easterly 8 Feet 4 inches of Lot 42, Block 11, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Map Tax Lot #R3809-033BA-11000-000

Property ID#R415722

Parcel 2:

Real property located at 904-906 and 914-916 E. Main Street, Klamath Falls, Oregon, more commonly described as follows:

Lot 688, Block 104, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Map Tax Lot #R3809-033DB-03301-000

Property ID#R612368

Parcel 3:

Real property located at 1401 E. Main Street, Klamath Falls, Oregon, more commonly described as follows:

The North 70 feet of Lot 8, Block 209, MILLS SECOND ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon

Map Tax Lot #R3809-033DC-07000-000

Property ID#R632248

Parcel 4:

Real property located at 1415 E. Main Street, Klamath Falls, Oregon, more commonly described as follows:

The South 50 feet of Lot 8, Block 209, MILLS SECOND ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon

Map Tax Lot #R3809-033DC-07100-000

Property ID#R632257