

2019-009721

Klamath County, Oregon



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08/23/2019 02:43:35 PM

Fee: \$97.00

Returned at Counter

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

Send tax statements to:
Joseph P. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

Grantor:

Andrew V. Jones and Joseph P. Jones,
Co-Personal Representatives of the
Estate of Arlyn M. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

Grantees:

Andrew V. Jones
11769 Hwy 66
Klamath Falls, OR 97601

Joseph P. Jones
273 W. Oregon Avenue
Klamath Falls, OR 97601

Ruth Basco
4835 Shasta Way
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Andrew V. Jones and Joseph P. Jones, Co-Personal Representatives of the Estate of Arlyn M. Jones, deceased (Klamath County Circuit Court Case No. 18PB07356), Grantor, conveys to Andrew V. Jones, Joseph P. Jones and Ruth Basco, as tenants in common, Grantees, 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 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.

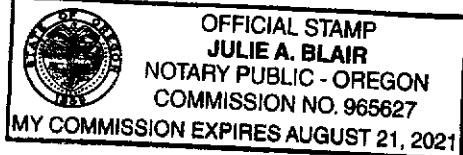
Dated this 22 day of August, 2019.

Andrew V. Jones

Andrew V. Jones, Co Personal Representative of the
Estate of Arlyn M. Jones, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Andrew V. Jones, Co-Personal Representative of the Estate of Arlyn M. Jones, deceased, on this 22nd day of August, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Julie A. Blair

Notary Public for Oregon

My commission expires: 8/21/21

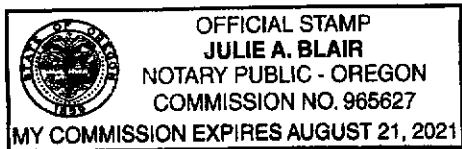
Date this 22 day of August, 2019.

Joseph P. Jones

Joseph P. Jones, Co Personal Representative of the
Estate of Arlyn M. Jones, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Joseph P. Jones, Co-Personal Representative of the Estate of Arlyn M. Jones, deceased, on this 22nd day of August, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Julie A. Blair

Notary Public for Oregon

My commission expires: 8/21/21

Exhibit A

- 1) Real property located at 449 Adams Street, Klamath Falls, Oregon, more particularly described as follows:

Lots 42 and 43, Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: City assessments and charges of the City of Klamath Falls for monthly sewer service; reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to City Lien docketed 12/13/74 in Bond Lien Docket of the City of Klamath Falls, Oregon, Card No. 46, which said City Lien grantees expressly assume and agree to pay.

Map Tax Lot #R-3809-033BA-16200-000

Property ID #R416188

- 2) Real property consisting of a vacant lot in Klamath Falls, Oregon, more particularly described as follows:

Lots 44 and 45, Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

Map Tax Lot #R-3809-033BA-16300-000

Property ID #R416197

- 3) Real property located at 4835 Shasta Way, Klamath Falls, Oregon, more particularly described as follows:

Lot 4, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map Tax Lot #R3809-035CD-06400-000

Property ID #R449241

(Pursuant to the terms and provisions set forth in decedent's Last Will and Testament, Ruth Basco shall also be awarded a life estate upon this property. More particularly, she shall be able to live on the property rent free for the remainder of her natural life. However, Ruth Basco shall be responsible for the costs of maintaining the home, for the payment of all real property taxes, and payment of all utility costs. Ruth Basco shall also procure and maintain a policy

of casualty insurance upon the home, naming herself, Andrew V. Jones and Joseph P. Jones, as payees.)

- 4) Real property located at 1635, 1637, 1639 and 1641 Ivory Street in Klamath Falls, Oregon

Lot 6, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; easements and rights of way of record and those apparent on the land, if any.

Map Tax Lot #R-3809-035CD-06200-000

Property ID #R449223

- 5) Real property located in Klamath Falls, Oregon, described as follows:

Lots 15, 16, 17, 18, 19 and 20 in Block 13, INDUSTRIAL ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to Improvement Lien #249, docketed December 13, 1974, Records of the City of Klamath Falls, which said Improvement Lien grantees assume and agree to pay.

Map Tax Lot #R-3809-033BD-01800-000

Property ID #R478897