

2019-009722

Klamath County, Oregon



00245896201900097220020024

08/23/2019 02:44:02 PM

Fee: \$87.00

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

Walter Jones
1852 Logan Street
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 Walter Jones, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon:

Lot 5, LEWIS TRACTS, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon

Subject to: Easements and rights of way of record and those apparent on the land, if any.

Map Tax Lot #R-3809-035CD-06300-000

Property ID #R449232

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.

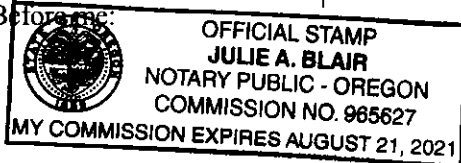
Dated this 22 day of August, 2019.

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 22 day of August, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Julie A. Blair
Notary Public for Oregon

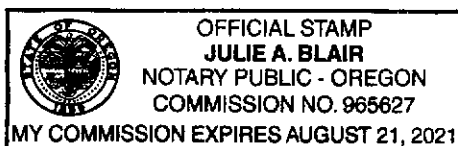
My commission expires: 8/21/21

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 22 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