

Abrahm Hinkel, Personal Representative
Estate of Michael George Hinkel, Grantor,
Avis Lea Hinkel, Grantee

2019-009973

Klamath County, Oregon



00246206201900099730010019

08/30/2019 10:27:35 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Avis Lea Hinkel
1007 Mount Pleasant Road
Kelso, WA 98626-9209

Until a change is requested, all tax statements must be sent to:

Avis Lea Hinkel
1007 Mount Pleasant Road
Kelso, WA 98626-9209

DEED OF PERSONAL REPRESENTATIVE

Abrahm Hinkel, the duly appointed, qualified, and acting personal representative of the Estate of Michael George Hinkel, deceased, Klamath County case number 18PB09555, Grantor, hereby conveys to Avis Lea Hinkel, Grantee; the following real property situated in the State of Oregon, County of Klamath, described as follows:

Lots 3 and 4 of Block 13 of Riverside Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the Southerly 5 feet thereof.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 LAW 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 DEPARTMENTS 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$0.00 – Estate Distribution

DATED: 8-20-19

Estate of Michael George Hinkel

Abrahm Hinkel, Personal Representative, Grantor

STATE OF Washington)
COUNTY OF Cowlitz) ss.

The foregoing instrument was acknowledged before me on 8-20-, 2019, by Abrahm Hinkel, Personal Representative, Grantor.

Notary Public

