

2020-000974

Klamath County, Oregon



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01/24/2020 09:51:37 AM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C.  411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Estate of George A. Allen Neal G. Buchanan, Personal Representative 435 Oak Klamath Falls OR 97601
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Grantor:  
Marcia R. Allen  
5506 Balsam Drive  
Klamath Falls, OR 97601

Grantee:  
Estate of George A. Allen  
Neal G. Buchanan, Personal Representative  
435 Oak  
Klamath Falls OR 97601

## -SPECIAL WARRANTY DEED-

Marcia R. Allen, Grantor, conveys and specially warrants to the Estate of George A. Allen, Neal B. Buchanan, Personal Representative, Klamath County Circuit Court Case Number 19PB01587, Grantee, the following described real property situated in County, Oregon, free of encumbrances created or suffered by the Grantor excepting, liens and encumbrances of record, and those apparent on the land, taxes and assessments; as specifically set forth herein:

## SEE ATTACHED EXHIBIT A

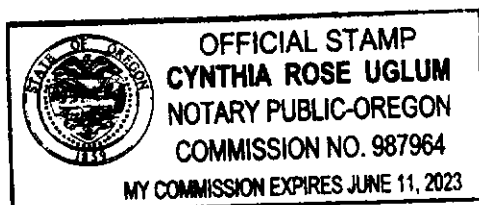
The true and actual consideration for this conveyance is \$0.00, and other consideration as set forth in a settlement agreement.

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, 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.

DATED this 21<sup>st</sup> day of January, 2020.

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

Personally appeared the above-named Marcia R. Allen, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon  
My Commission expires: June 11, 2023

Returned at Counter

## **EXHIBIT A**

### Memorie Lane Property

The Southeast 28 feet of Lot 2 and the Northwest 47 feet of Lot 3, Block 3 TONATEE HOME FIRST ADDITION, Klamath Falls, Klamath County, Oregon.

Property Id: R554689  
Map Tax Lot: R-3909-011CC-00300-000

### Sprague River Property

Lot 6 in Block 5 in LONE PINE on the Sprague, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided 1/80<sup>th</sup> interest in and to the following:

A tract of land situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 11 and the NE  $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath county, Oregon.

Property Id: R253415  
Map Tax Lot: R-3509-014A0-02500-000