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2020-004453

Klamath County, Oregon



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04/07/2020 11:03:48 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:

Marilyn S. Hagerty and Beverly G. Prescott
28605 Transformer Road
Malin, OR 97632

Grantor:

Marilyn Hagerty and Beverly Prescott,
Co-Personal Representatives
of the Estate of Kenneth H. Duncan
28605 Transformer Road
Malin, OR 97632

Grantees:

Marilyn S. Hagerty
28605 Transformer Road
Malin, OR 97632

Beverly G. Prescott
P.O. Box 493
Malin, OR 97632

DEED OF PERSONAL REPRESENTATIVE

Marilyn S. Hagerty and Beverly G. Prescott , Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased (Klamath County Circuit Court Case No. 19PB06895), Grantor, conveys to Marilyn S. Hagerty and Beverly G. Prescott, 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 2 day of April, 2020.

Marilyn S. Hagerty
Marilyn S. Hagerty, Co-Personal Representative of the
Estate of Kenneth H. Duncan, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Marilyn S. Hagerty, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased, on this 2 day of April, 2020, and acknowledged the foregoing to be her true act and deed. Before me:

Sharolyn Kay Neumeier
Notary Public for Oregon
My commission expires: April 18, 2020

Dated this 2 day of April 2020.



Beverly G. Prescott
Beverly G. Prescott, Co-Personal Representative of the
Estate of Kenneth H. Duncan, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Beverly S. Prescott, Co-Personal Representative of the Estate of Kenneth H. Duncan, deceased, on this 2 day of April, 2020, and acknowledged the foregoing to be her true act and deed. Before me:

Sharolyn Kay Neumeier
Notary Public for Oregon
My commission expires: April 18, 2020

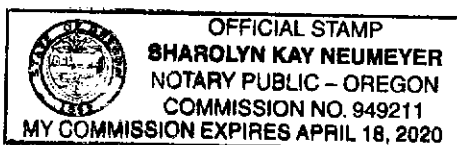


Exhibit A

Real property located at 2454 Rosicky Avenue in Malin Oregon, more particularly described as follows:

A parcel of land situated in the Supplemental Plat of the City of Malin, Klamath County, Oregon, more particularly described as follows:

The West 78 feet of Fifth Street between Blocks 62 and 63 from the South boundary of Rosicky said Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Prop Tax Id#R125117