

2020-004712

Klamath County, Oregon



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04/13/2020 03:43:38 PM

Fee: \$82.00

After recording return to:

McCord & Hemphill LLC
65 NW Greeley Ave.
Bend, OR 97703

Mail all tax statements to:

Betsy L. Brown
61390 News Lane
Bend, OR 97702

**STATUTORY BARGAIN AND SALE DEED
(Deed of Personal Representative)**

GRANTOR: Betsy Brown, the Personal Representative of the estate of Ross Howard Brown, deceased, in State of Oregon, Klamath County Circuit Case No. 19PB08496

GRANTEE: Betsy L. Brown

Grantor conveys to Grantee all of Grantor's right, title and interest in the following described real property, subject to all encumbrances of record:

Lots 30, 31, 32, and 33, Block 5, SPRAUGE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon.

The premises commonly known as: 43643 and 43651 Fuego Mountain Dr., Beatty, Oregon.

Tax Acct. No.: 896052 Tax Maps: 351235DOTL700, 351235DOTL800, 351235DOTL900, 351235DOTL1000

The true consideration for this conveyance is: none (estate distribution).

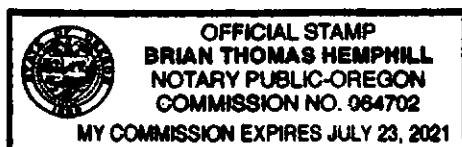
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Betsy L. Brown

Betsy Brown, the Personal Representative of the estate of Ross Howard Brown

STATE OF OREGON
County of Deschutes

This instrument was acknowledged before me on APRIL 9, 2020, by Betsy Brown in her capacity as the Personal Representative of the estate of Ross Howard Brown, deceased, as Grantor.



[Signature]
Notary Public - State of Oregon