

2020-007709

Klamath County, Oregon



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06/24/2020 11:31:50 AM

Fee: \$82.00

Returned at Counter

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Ken Jackson
5441 1/2 Cottage Avenue
Klamath Falls, OR 97603

Grantor:

Ruth Jackson, Personal Representative
of the Estate of Leroy Jackson, Sr.
P. O. Box 777
Chiloquin, OR 97624

Grantees:

Ken Jackson
5441 1/2 Cottage Avenue
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Ruth Jackson, Personal Representative of the Estate of Leroy Jackson, Sr., deceased (Klamath County Circuit Court Case No. 16PB08577), Grantor, conveys to Ken Jackson, Grantee, its interest in the following described real property located in Klamath County, Oregon:

An undivided 1/48 interest in Parcel 1: Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: Section 15: W 1/2 SW 1/4, Government Lots 7 and 8

An undivided 1/48 interest in Parcel 2: Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: Section 16: E 1/2 E 1/2 SE 1/4 lying easterly of the Dalles-California Highway

An undivided 1/8 interest in Parcel 3: Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: Section 22: SW 1/4 NW 1/4, Government Lots 2 and 3

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 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 22 day of June, 2020.

Ruth Jackson

Ruth Jackson Personal Representative of the
Estate of Leroy Jackson, Sr., deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Ruth Jackson, Personal Representative of the Estate of Leroy Jackson, Sr., deceased, on this 22 day of June, 2020, and acknowledged the foregoing to be her true act and deed. Before me:

Cynthia Rose Uglum
Notary Public for Oregon

My commission expires: 6-11-23



OFFICIAL STAMP
CYNTHIA ROSE UGLUM
NOTARY PUBLIC-OREGON
COMMISSION NO. 987964

MY COMMISSION EXPIRES JUNE 11, 2023