

2020-011640

Klamath County, Oregon



00265543202000116400020026

09/14/2020 12:44:10 PM

Fee: \$87.00

Wally T. Kawasaki, Personal Representative,
Estate of Wallace A. Kawasaki, Grantor,
to
Wally T. Kawasaki, Grantee.

After recording return to:

Donald R. Crane, Attorney
37070 Highway 62
Chiloquin, OR 97624

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

Wally T. Kawasaki
1212 North Eldorado
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Wally T. Kawasaki, the duly appointed, qualified, and acting personal representative of the estate of Wallace A. Kawasaki, deceased, Klamath County probate number 20PB01512, grantor, hereby conveys to Wally T. Kawasaki, grantee, that real property situated in Klamath County, Oregon, described as follows:

The South 15 feet of Lot 3 and the North 45 feet of Lot 4 of Tonatee Homes, according to the official plat thereof on file in the records of Klamath County, Oregon.

Account #: 554368 Map #: 3909-011CC-06000 Tax #: 041-554368

This property is free from encumbrances except for those of record.

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

BARGAIN AND SALE DEED - 1

Returned at Counter

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: September 8, 2020.


ESTATE OF WALLACE A. KAWASAKI


WALLY T. KAWASAKI
Personal Representative,
Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on September 8, 2020, by Wally T. Kawasaki, personal representative.




Notary Public - Oregon