

2020-011928

Klamath County, Oregon



00265864202000119280020026

09/18/2020 03:31:36 PM

Fee: \$87.00

Douglas Clark Smith, Personal Representative,
Estate of Ramona Irene Smith, Grantor,
to
Douglas Clark Smith, 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:
Douglas Clark Smith
12620 E. Houk Avenue
Spokane Valley, WA 99216

DEED OF PERSONAL REPRESENTATIVE

Douglas Clark Smith, the duly appointed, qualified, and acting personal representative of the estate of Ramona Irene Smith, deceased, Klamath County probate number 20PB01422, grantor, hereby conveys to Douglas Clark Smith, grantee, that real property situated in Klamath County, Oregon, described as follows:

W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 16, Township 31 S, Range 7 East of the Willamette Meridian,
Klamath County, Oregon.
Account #79168 Map #3107-01600-02300

Together with the beneficial use of a perpetual easement as described in 2020-006670, Deed Records of Klamath County, Oregon.

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

The true consideration for this conveyance is \$ -0- (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,

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Donald R. Crane
Returned at Counter

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: 9/2/20, 2020.

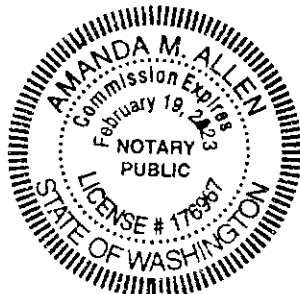
ESTATE OF RAMONA IRENE SMITH

D. Smith

DOUGLAS CLARK SMITH, Personal Representative,
Grantor

STATE OF Washington)
~~OREGON~~) ss.
County of Spokane)

This instrument was acknowledged before me on September 2, 2020, by
Douglas Clark Smith, personal representative.



Amanda M. Allen
Notary Public - Washington