

2020-013279

Klamath County, Oregon



00267395202000132790020026

10/15/2020 02:05:18 PM

Fee: \$87.00

EDan Scanlan, Personal Representative,

Estate of Walker Scanlan, Grantor

Dan Scanlan, Grantee

After recording return to:

Dan Scanlan  
1642 32<sup>nd</sup> Kwen  
San Francisco, CA 94122

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

Dan Scanlan  
1642 32<sup>nd</sup> Kwen  
San Francisco, CA 94122

Robert Foltyn  
Attorney at Law  
Returned at Counter

### DEED OF PERSONAL REPRESENTATIVE

Dan Scanlan, the duly appointed, qualified, and acting personal representative of the estate of Walker Scanlan, deceased, Klamath County probate number 20PB02301, grantor hereby conveys to Dan Scanlan, grantee, that real property situated in Klamath County Oregon, described as follows:

Lot 73, YALTA GARDENS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AB TAX LOT 1500

SITUS: 1739 KANE ST KLAMATH FALLS

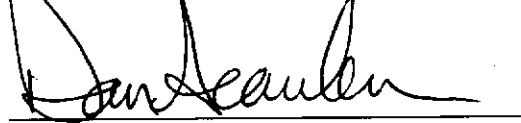
There is no consideration for this conveyance. The conveyance is a distribution of assets of the Estate of Walker Berkeley Scanlan.

ORS 93.040(1) now provides as follows:

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 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 REGULATION. 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.

ESTATE OF Walker Scanlan



Dan Scanlan  
Personal Representative,  
Grantor

State of Oregon )

) ss.

County of Klamath )

This instrument was acknowledged before me on Sept 25, 2020 by Dan Scanlan, personal representative.



Michele Lea Wyatt  
Notary Public for Oregon  
My commission expires: July 14, 2023