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11/20/2020 11:41:56 AM

Fee: \$82.00

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd P.C.	Irina Demeshko-Prosnik
411 Pine Street	4807 Falcon Drive
Klamath Falls, OR 97601	Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE

Irina Demeshko-Prosnik, Personal Representative of the Estate of John Prosnik, deceased, Grantor, (Klamath County Circuit Court case number 19PB08883) conveys to Irina Demeshko-Prosnik, Grantee, the real property located in Klamath County, Oregon commonly known as 4701 Driftwood Place, Klamath Falls, Oregon, more particularly described as follows:

Lot 9, Block 6 of Tract No. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Property 570082

The true and actual consideration for this conveyance is distribution of a probated estate.

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 OWNERWS, 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 13 day of November, 2020.

Irina Demeshko-Prosnik

Irina Demeshko-Prosnik
Personal Representative of the
Estate of John Prosnik, deceased.

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Irina Demeshko-Prosnik, and acknowledged the foregoing to be her true act and deed. Before me:



Daniel Alberto Hernandez Alvarado
Notary public for Oregon
My commission expires: May 29, 2022