

**2021-001512**

**Klamath County, Oregon**

02/02/2021 12:16:01 PM

Fee: \$87.00

**After Recording Return to:**

Steve M. Zipper  
Gevurtz Menashe, P.C.  
115 NW First Avenue, Suite 400  
Portland, OR 97209

**Until Further Notice, Send Tax Statements to:**

Catherine M. Greenspan  
96 Crocker Street  
Ashland, OR 97520

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**PERSONAL REPRESENTATIVE'S DEED**

Catherine Marie Greenspan, the duly appointed, qualified and acting Personal Representative of the Estate of **MICHAEL RAY GREENSPAN** (aka Michael R. Greenspan), deceased, which Estate is being administered in the Circuit Court of the State of Oregon, County of Klamath, Case No. 20PB01721, Grantor, conveys to **CATHERINE M. GREENSPAN**, Grantee, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the Estate of the deceased by operation of the law or otherwise may have thereafter acquired in and to the real property commonly known as 2030 Fremont Street, in the City of Klamath Falls, County of Klamath and State of Oregon and legally described as:

**Lot 11 of Block 40 and that portion of vacated alley which inured thereto, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

This transfer is made as a part of the distribution of the Estate of Michael Ray Greenspan, and the true and actual consideration paid for this conveyance is: NONE.

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, 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 this 1st day of February, 2021.

GRANTOR:

Catherine Marie Greenspan

Catherine Marie Greenspan, Personal Representative  
of the Estate of Michael Ray Greenspan

STATE OF OREGON

County of Jackson

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) ss

This record was acknowledged before me on February 1, 2021 by Catherine Marie Greenspan, as Personal Representative of the Estate of Michael Ray Greenspan.



Cindy H Webb  
NOTARY PUBLIC FOR OREGON  
My commission expires: 03-23-2024