

2021-002273

Klamath County, Oregon

02/12/2021 02:40:01 PM

Fee: \$87.00



After recording return to:
Gary Larsen and Anita Larsen
20150 Mountain View Drive
Bend, OR 97701

Until a change is requested all tax
statements shall be sent to:
Gary Larsen and Anita Larsen
20150 Mountain View Drive
Bend, OR 97701

441196 AM
File No.: 7064-3669538 (SNB)
Date: February 10, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Glynis M. Boylan the duly appointed, qualified and acting personal representative of the estate of Manuel A. Freeman, deceased, conveys to Gary Larsen and Anita Larsen, as tenants by the entirety that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 30 Block 4 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.

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.

APN:

Personal Representative's Deed
- continued

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Dated this 11th day of February, 2021.

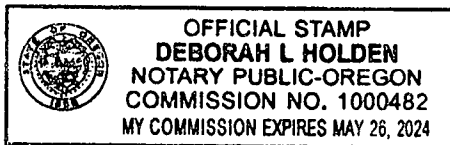
Manuel A. Freeman

By: Glynis M. Boylan
Glynis M. Boylan as Personal Representative

STATE OF Oregon)
County of JACKSON)ss.

This instrument was acknowledged before me on this 11th day February, 2021
by Glynis M. Boylan, as personal representative of the estate of Manuel A. Freeman

Deborah L Holden



Notary Public for Oregon
My Commission Expires: 26 May 2024