

2021-003348

Klamath County, Oregon



00275316202100033480030036

03/05/2021 01:17:53 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

SEND TAX STATEMENTS TO:
TERESITA ABUDA
1622 RIVERSIDE DRIVE
KLAMATH FALLS, OREGON 97601

DEED OF PERSONAL REPRESENTATIVE

KATHY KENNEDY, Personal Representative of the estate of JOHN GLOGOWSKI, Klamath County, Oregon Circuit Court Case No. 20PB02511, deceased, grantor, conveys to TERESITA ABUDA, grantee, the following described real property located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$0.00 [see ORS 93.030]

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 SECTION 5 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: February 23, 2021

Kathryn Kennedy, Personal Representative
KATHY KENNEDY, PERSONAL REPRESENTATIVE

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared KATHY KENNEDY, PERSONAL REPRESENTATIVE known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Notary Public

My Commission expires: _____

Please see notarized attachment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 02-23-2021 before me, Jesus Albarran, Notary Public
(insert name and title of the officer)

personally appeared Katharyne Kennedy,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is are
subscribed to the within instrument and acknowledged to me that he~~(s)~~ she they executed the same in
his~~(s)~~ her their authorized capacity~~(ies)~~, and that by his~~(s)~~ her their signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

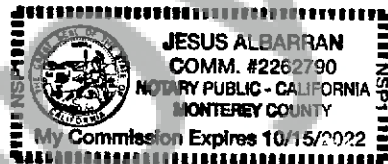


EXHIBIT "A"

That portion of the following described property lying Easterly of the East right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3,267 feet South and 1,466 feet East of the corner to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian,; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2° East, 247 1/2 feet along the Westerly side of County Road; thence West 709 1/2 feet; thence South 5 1/2° West 247 1/2 feet to the place of beginning, begin a portion of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE 004 MAP 3909-005CA TL 01600 KEY #532926 *nm*

_____ I hereby approve this legal description