

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Kirsten Ribanszky, Sr.
530 Blue Moon Drive
Central Point, Oregon 97502

2021-004984

Klamath County, Oregon

04/01/2021 02:21:00 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

PERSONAL REPRESENTATIVE'S DEED

Kirsten Ribanszky, Sr., Personal Representative of the Estate of Otto Ribanszky, Sr., deceased (Klamath County Circuit Court Case Number 20PB04226), Grantor, conveys to KIRSTEN RIBANSZKY, SR., the real property and improvements located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is the partial satisfaction of the general judgment of distribution dated March 17, 2021, in the Estate of Otto Ribanszky, Sr.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31. day of March, 2021.

Estate of Otto Ribanszky, Sr.

By: Kirsten Ribanszky Sr.
Kirsten Ribanszky, Sr., Personal Representative

STATE OF OREGON)

County of Washington^{SS.}

On this 31st day of March, 2021, personally appeared the above-named Kirsten Ribanszky, Sr. and stated that she is the duly appointed and acting personal representative of the Estate of Otto Ribanszky, Sr., deceased, and acknowledged the foregoing instrument to be her voluntary act and deed for the estate.

T. Rahman

Notary Public for Oregon

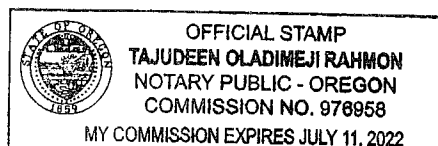


EXHIBIT "A"

Real property and improvements commonly known as 37958 Plehn Pines Drive, Chiloquin, Klamath County, Oregon, and more particularly known as:

Lots 1 and 2, Block 3, TRACT 1053 – OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1: Tax Account: 226847 Map: 3507-006BD-04000 Code: 118-226847

Lot 2: Tax Account: 226838 Map: 3507-006BD-03900 Code: 118-226838