

2021-008255

Klamath County, Oregon



00280774202100082550010019

05/24/2021 02:45:49 PM

Fee: \$82.00

Grantor:

Ann K. Hedrick, Administrator
Estate of Mitchell Duane Hedrick
1811 Stallion Rd.
La Pine, OR 97739

Grantee:

Ann K. Hedrick
1811 Stallion Rd.
La Pine, OR 97739

MAIL TAX STATEMENTS TO:

Ann K. Hedrick
1811 Stallion Rd.
La Pine, OR 97739

DEED OF ADMINISTRATOR

Ann K. Hedrick, the duly appointed, qualified, and acting Administrator of the estate of Mitchell Duane Hedrick, deceased, conveys to Ann K. Hedrick, all that real property situated in Klamath County, Oregon, described as follows:

Lot 2 in Block 3 of WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is subject to all liens, easements and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true and actual consideration for this conveyance is the distribution of the estate of Mitchell Duane Hedrick, Klamath County Circuit Court Case No. 20PB08284.

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. 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.


THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

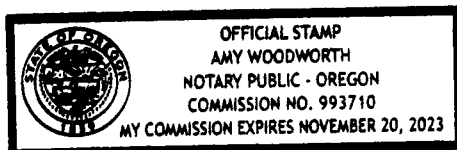
DATED: May 17, 2021.


Ann K. Hedrick, Administrator of the
Estate of Mitchell Duane Hedrick, Deceased

STATE OF OREGON)
) ss:
County of Deschutes)

On the 17 day of May, 2021, personally appeared the above-named Ann K. Hedrick and acknowledged the above instrument to be her voluntary act and deed as Administrator of the Mitchell Duane Hedrick Estate.


Notary Public for Oregon



RECORD AND RETURN TO:

Two Spruce Law P.C.
204 SE Miller Avenue
Bend, OR 97702