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2021-008788

Klamath County, Oregon



00281373202100087880030036

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Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Bergen E. Swanson and Olivia Ringsell Barrand
2769 Higley Hill Road
Marlboro, VT 05363

Grantor:

Bergen Swanson, Personal Representative
of the Estate of Gary R. Swanson
2769 Higley Hill Road
Marlboro, VT 05363

Grantee:

Bergen E. Swanson and Olivia Ringsell Barrand
2769 Higley Hill Road
Marlboro, VT 05363

DEED OF PERSONAL REPRESENTATIVE

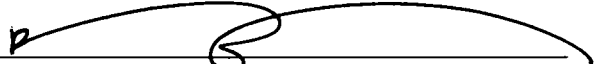
Bergen Swanson, Personal Representative of the Estate of Gary R. Swanson, deceased (Klamath County Circuit Court Case No. 20PB00411), Grantor, conveys to Bergen Swanson and Olivia Ringsell Barrand, as tenants by the entirety, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 24 day of May, 2021.


Bergen Swanson, Personal Representative of the
Estate of Gary R. Swanson, deceased

ACKNOWLEDGEMENT

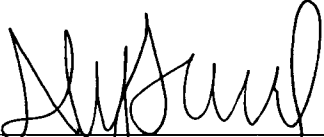
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF Vermont)
County of Windham) ss.

On May 24th, 2021, before me, Alyssa Senecal,
Notary Public, personally appeared Bergen Swanson, Personal Representative of the Estate of Gary R. Swanson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


Notary Public for Vermont
My Commission Expires: 1.31.2023

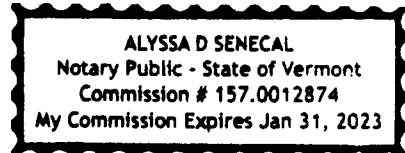


Exhibit A

PARCEL 1:

Lot 8, PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Acct No. 379566

PARCEL 2:

The Easterly 100 feet of Lot 1, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to Klamath County, a political subdivision of the State of Oregon, by Warranty Deed recorded May 25, 2006 in Instrument No. M06-10574, records of Klamath County, Oregon

Tax Acct No. 526826

PARCEL 3:

Lot 2, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Acct No. 526853

PARCEL 4:

The East 120 feet of Lot 23, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Acct No. 527175