

**2021-009600**

Klamath County, Oregon

06/18/2021 11:58:00 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Mika N. Blain

Blain Law, LLC

729 Pacific Terrace

Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Ryan D. Fox

2310 Watson St.

Klamath Falls, OR 97603

### PERSONAL REPRESENTATIVE'S DEED

Mika N. Blain, Grantor, the duly appointed, qualified and acting personal representative of the estate of Mary Kathryn Hawkins, also known as Mary K. Hawkins, Klamath County Circuit Court Case No. 21PB00147, conveys to Ryan D. Fox, Grantee, the parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, more particularly described as follows:

Lot 40 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Map No. R-3909-001DA-02100 and Tax Account No. 510076

More commonly referred to as 2310 Watson Street, Klamath Falls, Oregon 97603

The true and actual consideration for this transfer, stated in terms of dollars, is \$150,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Dated this 18<sup>th</sup> day of June 2021.

  
Mika N. Blain, Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 18<sup>th</sup> day of June 2021, by Mika N. Blain.

  
Notary Public for Oregon  
My Commission Expires: 8/30/21

