



MTC 489839 AM

2021-014877

Klamath County, Oregon

10/01/2021 01:13:01 PM

Fee: \$82.00

**After recording, return to:**  
 Brandsness, Brandsness & Rudd, P.C.  
 Attorneys at Law  
 411 Pine Street  
 Klamath Falls, OR 97601

**Send tax statements to:**  
 Joseph Larson and Renae Larson  
 9821 Howard Lane  
 Klamath Falls, OR 97601

**Grantor:**  
 Dean T. Collins, Personal Representative  
 of the Estate of Gale T. Collins  
 P.O. Box 924  
 Klamath Falls, OR 97601

**Grantees:**  
 Joseph Larson and Renae Larson  
 9821 Howard Lane  
 Klamath Falls, OR 97601

## DEED OF PERSONAL REPRESENTATIVE

Dean T. Collins, duly appointed Personal Representative of the Estate of Gale T. Collins, deceased (Klamath County Circuit Court Case No. 21PB05268), Grantor, conveys to Joseph Larson and Renae Larson, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lot 2, Block 4, Original Plat of Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$98,000.00.

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 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, 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 27 day of Sept, 2021.

Dean T. Collins, Personal Representative of the  
 Estate of Gale T. Collins, deceased

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared before me this 27 day of September, 2021, the above-named Dean T. Collins, Personal Representative of the Estate of Gale T. Collins, deceased, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon  
 My Commission expires: Sept 27, 2024

