



02/18/2022 03:13:19 PM

Fee: \$87.00

**RETURN TO:**

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

**MAIL TAX STATEMENTS:**

Christy A. Cummings,  
aka Christy A. Crume  
PO. Box 41  
Klamath Falls, OR 97601

**Grantor:**

Christy A. Cummings, Personal Representative  
Of the Estate of Mickey Dean Cummings  
PO Box 41  
Klamath Falls, OR 97601

**Grantee:**

Christy A. Cummings  
PO Box 41  
Klamath Falls, OR 97601

**DEED OF PERSONAL REPRESENTATIVE**

Christy A. Cummings, Personal Representative of the Estate of Mickey Dean Cummings, deceased, (Klamath County Circuit Court Case No. 21PB01831), Grantor, conveys to Christy A. Cummings, aka Christy A. Crume, Grantee, its interest in the following described real property located in Klamath County, Oregon:

**Parcel 1:**

A parcel of land situated in the Supplemental Plat of Railroad Addition, a duly recorded subdivision on file at the Klamath County Clerk's office, being located in the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, City of Klamath Falls. Being more particularly described as follows:

Beginning at the common corner to the southeast corner of Lot 28A, Block 7 of said plat, thence along the westerly line of said Lot C, North 00°19'43" West, 225.00 feet to the northeast corner of Lot 32A, Block 7; thence leaving said westerly line, North 89°25'17" East, 40.00 feet to the northwest corner of lot 9A, Block 7; thence along the easterly line of said Lot C, South 00°19'43" East, 225.00 feet to the common corner of the southwest corner of said Lot 13A and the northwest corner of Lot 13B; thence leaving said easterly line, South 89°25'17" West. 40.00 feet to the point of beginning. Basis of Bearing is Grid North of the Oregon Coordinate Reference System (ORCS) - Bend to Klamath Falls Zone.

Containing 9000 square feet, more or less.


**Parcel 2:**

Lot 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B and 13A in Block 7, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is inheritance.

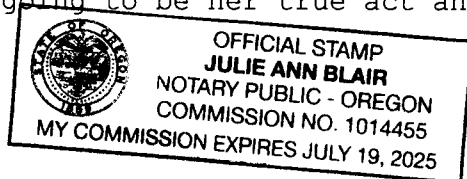
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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.

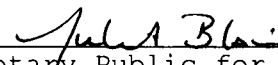
Dated this 15<sup>th</sup> day of February, 2022.

  
Christy A. Cummings, Personal  
Representative of the Estate of  
Mickey Deed Cummings, deceased.

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

Personally appeared, Christy A. Cummings, Personal Representative of the Estate of Mickey Deed Cummings, deceased, and acknowledged the foregoing to be her true act and deed. Before me:



  
Notary Public for Oregon  
My commission expires: 07/19/25