

2022-009134

Klamath County, Oregon

07/26/2022 11:30:01 AM

Fee: \$87.00

After recording return to:

Bradley Toombs
PO Box 93
Crescent, OR 97733

Until a change is requested, all tax statements
shall be sent to the following address:

Bradley Toombs
PO Box 93
Crescent, OR 97733

Consideration: Probate Distribution - To transfer
pursuant to probate proceedings

PERSONAL REPRESENTATIVE'S DEED

Bradley Toombs, Claiming Successor of the Estate of Denise Toombs,

Hereinafter referred to as Grantor, conveys to

Bradley Toombs,

Grantee, the following described real property free of any liens and encumbrances, except those
liens of record and as specifically set forth herein:

LEGAL DESCRIPTION: Real Property in the County of Klamath, State of Oregon, described
as follows:

Crescent, Block 35, Lots 1, 2 and 3, Klamath County, Oregon

FOR INFORMATION PURPOSES ONLY THE FOLLING IS PROVIDED:

Tax Map and Account #: 2409 030DB 11801 717503

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any.

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,
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.

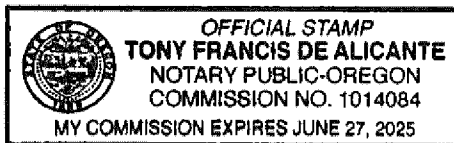
Dated: July 26, 2022

Grantor:

Bradley Toombs
Bradley Toombs, Claiming Successor
Estate of Denise Toombs

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on July 26, 2022 by Bradley Toombs, Claiming Successor of the Estate of Denise Toombs, as Grantor.



Tony Francis De Alicante
Notary Public for Oregon
My Commission Expires: June 27, 2025