



00304186202200095220010010

08/04/2022 12:47:58 PM

Fee: \$82.00

Grantor:

Estate of Thomas Eugene Dixon
c/o Deborah A. Ganieany, Personal Representative
P.O. Box 3239, PMB 316
La Pine, OR 97739

Grantees:

Deborah A. Ganieany
P.O. Box 3239, PMB 316
La Pine, OR 97739

Anthony E. Dixon
P.O. Box 3239, PMB 323
La Pine, OR 97739

DEED OF PERSONAL REPRESENTATIVE

Deborah A. Ganieany, the duly appointed, qualified, and acting Personal Representative of the Estate of Thomas Eugene Dixon, deceased, conveys to Deborah A. Ganieany and Anthony E. Dixon, each as to a one-half (1/2) interest, as tenants in common, all decedent's ownership interest in that real property situated in Klamath County, Oregon, described as follows:

Lot 6 in Block 5, SUN FOREST ESTATES, Tract No 1060, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

This property is subject to all liens, easements and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true and actual consideration for this conveyance is the distribution of the Estate of Thomas Eugene Dixon, Klamath County Circuit Court Case No. 22PB00737.

MAIL TAX STATEMENTS TO: P.O. Box 3239, PMB 316, La Pine, OR, 97739

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

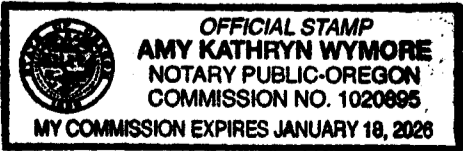
DATED: 7/27, 2022.

Deborah A. Ganieany
Deborah A. Ganieany, Personal Representative
Estate of Thomas Eugene Dixon, Deceased

STATE OF OREGON)
) ss:
County of Deschutes)

On the 27th day of July, 2022, personally appeared the above-named Deborah A. Ganieany, and acknowledged the above instrument to be her voluntary act and deed as Personal Representative of the Estate of Thomas Eugene Dixon.

[Signature]
Notary Public for Oregon



RECORD AND RETURN TO:

Two Spruce Law P.C.
204 SE Miller Avenue
Bend, OR 97702
541-389-4646