

Send tax statements to:
Kalissa Dubois
4304 Wiard Street
Klamath Falls, OR 97603

After recording return to:
William W. Bromley
Bromley Newton LLP
711 Country Club Rd. Suite 200
Eugene, Oregon 97401

2022-010915
Klamath County, Oregon
09/08/2022 11:30:02 AM
Fee: \$87.00

DEED OF PERSONAL REPRESENTATIVE

Kacie Casey (previously known as Kacie Mauch), the duly appointed, qualified, and acting personal representative of the Estate of Steven Barney Mauch, deceased, Linn County Circuit Court Case Number 20PB01755, conveys and warrants to **Kalissa Dubois**, all of the decedent's interest in that real property described as follows:

PARCEL 1:

The Easterly 110 feet of the North half of Lot 1 in Block 5 of FIRST ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Block 5 in said FIRST ADDITION TO ALTAMONT ACRES; thence West along the Northerly line of said Lot 1 a distance of 110 feet; thence South parallel to the East line of said Lot 1 a distance of 50 feet; thence East and parallel to the North line of said Lot 1 a distance of 110 feet to the East line of said Lot 1; thence North along the East line of said Lot 1 to the point of beginning.

EXCEPT the North 5 feet for the widening of Maryland Avenue.

Tax Account No: 3909 003CD 06500

PARCEL 2:

The Easterly 110 feet of the South half of Lot 1, Block 5, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 003CD 06600

Subject to: encumbrances of record as of the date hereof.

The true consideration for this conveyance is \$0, an estate distribution.

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.

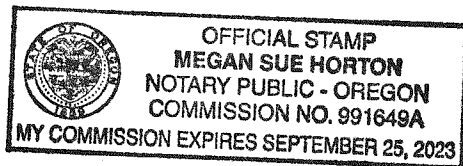
DATED this 6 day of July, 2022.

ESTATE OF STEVEN BARNEY MAUCH

Kacie Casey PR
Kacie Casey, Personal Representative

STATE OF OREGON)
) ss:
County of Linn)

This instrument was acknowledged before me on the 6 day of July, 2022, by Kacie Casey, Personal Representative of the Estate of Steven Barney Mauch.



Megan Horton
Notary Public for Oregon
My commission expires: 9-25-2023