

2022-012006

Klamath County, Oregon



00307106202200120060010019

10/06/2022 11:24:27 AM

Fee: \$82.00

GRANTOR

Brian James Verneris, personal representative of the estate
of Kerresa Thea Smith-Verneris

GRANTEE

Brian James Verneris
4842 Lombard Drive
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

Deed of Personal Representative

I, Brian James Verneris, the duly appointed, qualified, and acting Personal Representative of the Estate of Kerresa Thea Smith-Verneris, Klamath County Circuit Court Case No. 22PB02808, conveys to Brian James Verneris, each having an undivided one half interest, all that real property situated in Klamath County, Oregon, described as follows:

Lot 6 in Block 5 of Tract 1126, FIRST ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is the distribution of estate.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals

Dated this October 4, 2022

Brian James Verneris, Personal Representative of the Estate of Kerresa
Thea Smith-Verneris

STATE OF OREGON)
) ss.
County of Klamath)

On the October 4, 2022, personally appeared the above named personal representative, and acknowledged the above instrument to be his voluntary act and deed as Personal Representative of the Kerresa Thea Smith-Verneris Estate.

Notary Public for Oregon

My Commission Expires: 11-29-2025

