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2022-013645
Klamath County, Oregon



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11/23/2022 10:02:51 AM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

James E. Proctor
29835 Sprague River Drive
Chiloquin, OR 97624

Grantor:

James E. Proctor, Personal Representative
of the Estate of Frank Junior Proctor
29835 Sprague River Drive
Chiloquin, OR 97624

Grantee:

James E. Proctor
29835 Sprague River Drive
Chiloquin, OR 97624

DEED OF PERSONAL REPRESENTATIVE

James E. Proctor, Personal Representative of the Estate of Frank E. Proctor, deceased (Klamath County Circuit Court Case No. 22PB04941), Grantor, conveys to James E. Proctor, Grantee, the following described real property located in Klamath County, Oregon:

A tract of land situated in the S1/2 NE1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

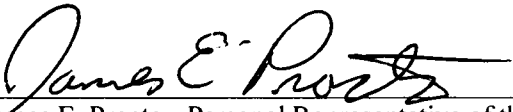
Beginning at a point on the East right of way line of a public road, said point being North 89°48'10" East a distance of 60.00 feet and South 00°16'52" West a distance of 785.00 feet from the Northwest corner of the SW1/4 NE1/4 of said Section 34; thence South 00°16'52" West along the East right of way line of said road a distance of 362.50 feet; thence East a distance of 603.85 feet; thence North a distance of 362.50 feet; thence West a distance of 602.07 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

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

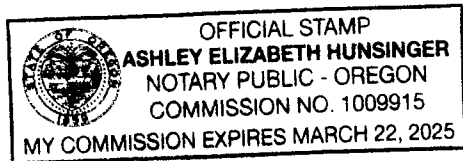
PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERWS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.


Dated this 22 day of November, 2022.


James E. Proctor, Personal Representative of the
Estate of Frank Junior Proctor, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 22 day of November, 2022, the above-named James E. Proctor, Personal Representative of the Estate of Frank Junior Proctor, deceased, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 3/22/25