

2023-000506

Klamath County, Oregon

01/25/2023 11:07:01 AM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Christopher L. Cauble

CAUBLE & WHITTINGTON, LLP

Attorneys at Law

PO Box 398

Grants Pass, OR 97528

Until a change is requested, all

tax statements shall be sent to:

Gina R. Kelly

6328 Juniper Way

Klamath Falls, OR 97603

PERSONAL REPRESENTATIVE'S DEED

Pamela Mallory, as Personal Representative of the Estate of Thais C. Thomas, Grantor, conveys to **Gina R. Kelly**, Grantee, all that real property situated in Klamath County, Oregon, more particularly described as follows:

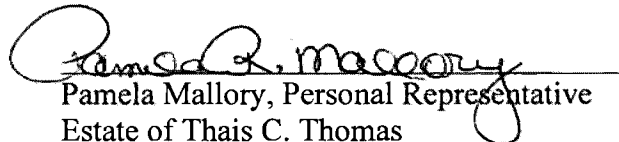
the Northeasterly 70 feet of Lot 38 and the Southwesterly 30 feet of Lot 37, Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantee has had a full and complete opportunity to inspect and investigate the property. No representations or warranties have been made by the Grantor or anyone in Grantor's behalf to the Grantee as to the environmental condition of the premises or the improvements, and it is understood and agreed that the premises are sold "as is" at the time of delivery of this deed.

The true and actual consideration for this conveyance is \$ -0- (Estate distribution).

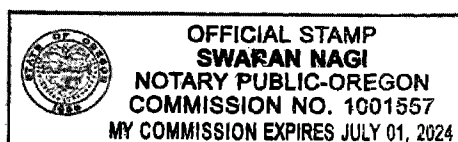
DATED: January 25, 2023

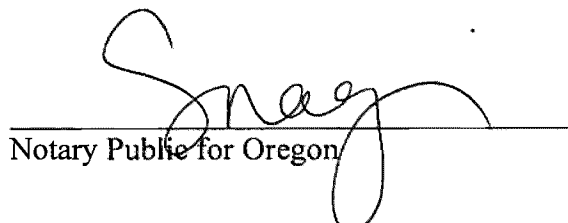

Pamela Mallory, Personal Representative
Estate of Thais C. Thomas

STATE OF OREGON, County of Josephine) ss.

January 25, 2023

This instrument was acknowledged before me by Pamela Mallory, as Personal Representative of the Estate of Thais C. Thomas.




Notary Public for Oregon