

GRANTOR NAME AND ADDRESS:
Estate of Cynthia Lynne Allen
Kristy Barrett, Personal Representative
5132 Gatewood Drive
Klamath Falls, Oregon 97603

2023-001355
Klamath County, Oregon



02/27/2023 01:19:17 PM Fee: \$87.00

GRANTEE NAME AND ADDRESS:
Cindy's Nest Egg, LLC an Oregon Limited Liability Company
C/O Danny Allen, member
2958 Hope Street
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:
Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Grantee

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 22nd day of February, 2023 by and between **Kristy Barrett, Personal Representative of the Estate of Cynthia Lynne Allen, deceased, Klamath County Circuit Court Case No. 22PB06095**, Grantor, hereinafter called the First Party and **Cindy's Nest Egg, LLC an Oregon Limited Liability Company**, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally set out on Attachment 1, attached hereto and incorporated by reference herein as if fully set forth.

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

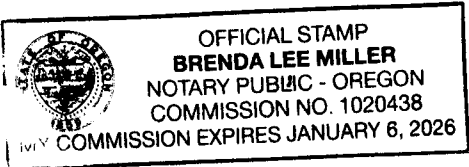
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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."

IN WITNESS WHEREOF, the said First Party has executed this instrument the 22nd day of February, 2023.
Kristy Barrett, Personal Representative of the estate of Cynthia Lynne Allen
Kristy Barrett, Personal Representative of the Estate of
Cynthia Lynne Allen

STATE OF OREGON)
County of Klamath) ss.

This record was acknowledged before me on the 22nd day of February, 2023 by **Kristy Barrett, Personal Representative of the Estate of Cynthia Lynne Allen.**



Brenda Lee Miller
Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 1-6-26

Attachment 1

A parcel of land situated in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1356.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S1/2S1/2N1/2SW1/4 of said Section 11, thence continuing South 0°27'05" East parallel to the West line of The Meadows a distance of 145.0 feet to a point, thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 100.00 feet to a point, thence North 0°27'05" West, parallel with the West line of The Meadows, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 100.0 feet to the point of beginning.