

2023-001650

Klamath County, Oregon



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03/10/2023 01:09:50 PM

Fee: \$87.00

Returned at Counter

After recording, return to:

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

Send tax statements to:

Ruben Joseph Galvan and Willena Jane. Galvan
104 Alderwood Lane
Brookings, OR 97415

Grantor:

Willena J. Galvan, Personal Representative
of the Estate of Joseph "R" Mountain
411 Pine Street
Klamath Falls, OR 97601

Grantees:

Ruben Joseph Galvan and Willena Jane Galvan
104 Alderwood Lane
Brookings, OR 97415

DEED OF PERSONAL REPRESENTATIVE

Willena J. Galvan, Personal Representative of the Estate of Joseph "R" Mountain, deceased (Klamath County Circuit Court Case No. 22PB06018), Grantor, conveys to Ruben Joseph Galvan and Willena Jane Galvan, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lot 536, Block 127, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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.

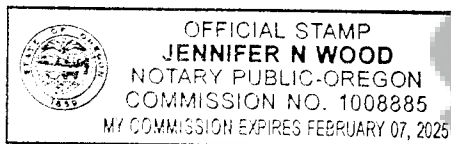
Dated this 7th day of March, 2023.

Willena J. Galvan

Willena J. Galvan, Personal Representative of the
Estate of Joseph "R" Mountain, deceased

STATE OF OREGON)
) ss.
County of Curry)

Personally appeared before me this 7th day of March, 2023, the above-named Willena J. Galvan, Personal Representative of the Estate of Joseph "R" Mountain, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Jennifer N Wood

Notary Public for Oregon

My Commission expires: 02-07-2025