



After recording return to:
Dennis Cranford
4649 Cannon Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to:
Dennis Cranford
4649 Cannon Ave
Klamath Falls, OR 97603

File No.: 7161-4056880 (SA)
Date: April 25, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

LuAnn Anderson the duly appointed, qualified and acting personal representative of the estate of Lynn Bartlett Foster, deceased, Probate No. 17PB02096, conveys to Dennis Cranford that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 30, 31 AND THE WEST ONE-HALF OF LOT 32 IN BLOCK 6, ST. FRANCIS PARK,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$210,000.00.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of May, 2023.

Estate of Lynn Bartlett Foster, deceased, Probate No.
17PB02096

By: LuAnn Anderson
LuAnn Anderson as Personal Representative

STATE OF Washington)
)ss.
County of Pierce)

This instrument was acknowledged before me on this 3rd day of May, 2023
by LuAnn Anderson, as personal representative of the estate of Lynn Bartlett Foster, deceased, Probate
No. 17PB02096, on behalf of the estate.

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

Karina Broadbelt
Notary Public for Washington
My Commission Expires: 09/24/2024

This notarial act involved the use of communication technology