

Returned at Counter

2023-003406

Klamath County, Oregon



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05/04/2023 01:19:59 PM

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:**

Caleb Michael Bastuscheck  
5443 Sherwood Drive  
Klamath Falls, OR 97603

**Grantor:**

Lisa Bastuscheck, Personal Representative  
of the Estate of Linda Ann Kenyon  
411 Pine Street  
Klamath Falls, OR 97601

**Grantees:**

Caleb Michael Bastuscheck  
5443 Sherwood Drive  
Klamath Falls, OR 97603

**DEED OF PERSONAL REPRESENTATIVE**

Lisa Bastuscheck, Personal Representative of the Estate of Linda Ann Kenyon, deceased (Klamath County Circuit Court Case No. 22PB08283), Grantor, conveys to Caleb Michael Bastuscheck, Grantee, the following described real property located in Klamath County, Oregon:

The SW1/4 NW1/4 NW1/4 OF Section 28, Township 40 South, Range 8 East of the  
Willamette Meridian, Klamath County, Oregon

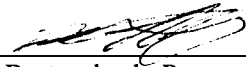
Together with easements for roadway purposes over the existing road and as described in  
Agreement for Easements recorded January 13, 1994 in Volume M94, page 1350, January  
18, 1994 In Volume M94, page 1869, and June 13, 1994 in Volume M94, Page 18477,  
Microfilm Records of Klamath County, Oregon.

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.

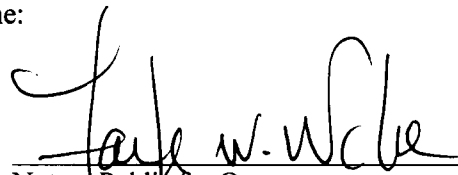
Dated this 1 day of May, 2023.

  
\_\_\_\_\_  
Lisa Bastuscheck, Personal Representative of the  
Estate of Linda Ann Kenyon, deceased

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 1 day of May, 2023, the above-named Lisa Bastuscheck, Personal Representative of the Estate of Linda Ann Kenyon, deceased, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
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Notary Public for Oregon  
My Commission expires: 3.16.2027