

2023-005562

Klamath County, Oregon



00316952202300055620020022

07/06/2023 01:25:09 PM

Fee: \$87.00

After recording, return to:

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

Send tax statements to:

Nichole Saltenberger
25081 Schaupp Road
Klamath Falls, OR 97603

Grantor:

Nichole Saltenberger,
Personal Representative of the
Estate of George N. Rajnus
25081 Schaupp Road
Klamath Falls, OR 97603

Grantee:

Nichole Saltenberger
25081 Schaupp Road
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Nichole Saltenberger, Personal Representative of the Estate of George N. Rajnus, deceased (Klamath County Circuit Court Case No. 21PB08734), Grantor, conveys to Nichole Saltenberger, Grantee, the following described real property located in Klamath County, Oregon:

That portion of the SE1/4 of Section 11 and the SW1/4 of Section 12 lying North of Schaupp Road, all situate in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all of the SE1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of Schaupp Road and Westerly of the following described line: Beginning at a point on the North line of said SE1/4 from which the Northeast corner of said SE1/4 bears South 89° 05' 04" East, 328.39 feet; thence South 00° 07' 00" West 420.69 feet to a point on the Northerly right-of-way line of said Schaupp Road.

Property ID: 744065 Map Tax Lot Number: 4011-01100-00700 - 4.25 ac.

Property ID: 897903 Map Tax Lot Number: 4011-00000-02302 - 1.16 ac.

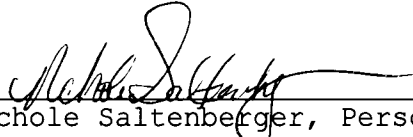
The true and actual consideration for this conveyance is \$0.00; estate distribution.

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,

Returned at Counter

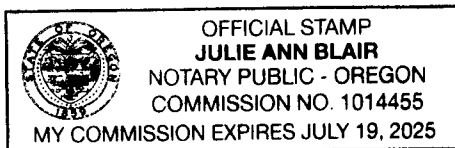
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION 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 6th day of July, 2023.


Nichole Saltenberger, Personal
Representative of the Estate of
George N. Rajnus, deceased, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 6th day of July, 2023, the above-named Nichole Saltenberger, Personal Representative of the Estate of George N. Rajnus, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 07/19/2025