

Returned at Counter

**GRANTOR NAME AND ADDRESS:**  
Estate of Ray Leo McBride  
Steven Ray McBride, Personal Representative  
5314 Mazama Drive  
Klamath Falls, Oregon 97603

**2023-009643**  
Klamath County, Oregon



11/07/2023 03:25:28 PM      Fee: \$82.00

**GRANTEE NAME AND ADDRESS:**  
Steven Ray McBride  
5314 Mazama Drive  
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  
5314 Mazama Drive  
Klamath Falls, Oregon 97603

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this 7<sup>th</sup> day of November, 2023 by and between **Steven Ray McBride, Personal Representative of the Estate of Ray Leo McBride, deceased, Klamath County Circuit Court Case No. 23PB03195** hereinafter called the First Party and **Steven Ray McBride**, Individually, 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 described as follows, to wit:

Lots 7 and 8 in Block 1 of FIRST ADDITION TO BUENA VISTA ADDITION  
to the City of Klamath Falls, Oregon.

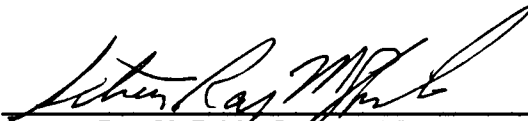
Account No.434943      Map and Taxlot #3809-019CC-03600

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 7<sup>th</sup> day of November, 2023.

  
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**Steven Ray McBride, Personal Representative of the  
Estate of Ray Leo McBride**

STATE OF OREGON      )  
   ) ss.  
County of Klamath      )

This record was acknowledged before me on the 7<sup>th</sup> day of November, 2023 by **Steven Ray McBride, Personal Representative of the Estate of Ray Leo McBride.**



  
\_\_\_\_\_  
Signature of Notarial Officer  
Notary Public for the State of Oregon  
My Commission Expires: 3-9-27