

2023-010262

Klamath County, Oregon



00322580202300102620020020

11/29/2023 01:15:10 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:**

Chantry Forney and Ryan Forney  
7018 Sierra Place  
Klamath Falls, OR 97603

**Grantor:**

Allen E. Irvine, Personal Representative  
of the Estate of Mary Alice Irvine  
1215 Lakeshore Drive  
Klamath Falls, OR 97601

**Grantee:**

Chantry Forney and Ryan Forney  
7018 Sierra Place  
Klamath Falls, OR 97603

## DEED OF PERSONAL REPRESENTATIVE

Allen E. Irvine, Personal Representative of the Estate of Mary Alice Irvine, deceased (Klamath County Circuit Court Case No. 23PB02352), Grantor, conveys to Chantry Forney and Ryan Forney, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon:

Lot 15 in Block 1 of SUNSET EAST, 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 \$360,000.

**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.**

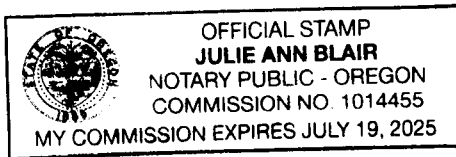
Dated this 30<sup>th</sup> day of Oct, 2023.

alt. E. Lums

Allen E. Irvine , Personal Representative of the  
Estate of Mary Alice Irvine, deceased, Grantor

STATE OF OREGON) ) ss.  
County of Klamath )

Personally appeared before me this 30<sup>th</sup> day of October, 2023, the above-named Allen E. Irvine, Personal Representative of the Estate of Mary Alice Irvine, deceased, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon  
My Commission expires: 07/15/2025