

2024-001475

Klamath County, Oregon



00325454202400014750010017

02/26/2024 12:21:01 PM

Fee: \$82.00

After recording, return to:

McCord & Hemphill LLC  
65 NW Greeley Ave.  
Bend, OR 97703

Mail tax statements to:

Corey Hanson  
20775 Amber Way  
Bend, OR 97701

**STATUTORY BARGAIN AND SALE DEED**  
(Deed of Personal Representative)

**GRANTORS:** Corey Hanson, the personal representative of the Estate of Robert Duane Hanson, Deceased, State of Oregon, Klamath County Circuit Court Case No. 23PB04652, and Corey Hanson, an individual

**GRANTEES:** Corey Hanson, an individual, as to a 75% interest, and Kayla Renee Renner-Brown, an individual, as to a 25% interest, as tenants in common

Grantors convey to Grantee(s) the following described real property, situated in Klamath County, Oregon. subject to all encumbrances of record:

**Lots 15 and 16, Block 9, JACK PINE VILLAGE, Klamath County, Oregon.**

The premises commonly known as: 147134 Bills Rd., Gilchrist, Oregon.

The true consideration for this conveyance is: None (distribution of probate 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, 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.

*Corey Hanson*

Corey Hanson, Personal Representative of the  
Estate of Robert Duane Hanson

*Corey Hanson*

Corey Hanson, personally and individually

STATE OF OREGON  
County of Deschutes

This instrument was acknowledged before me on February 22, 2024, by Corey Hanson, in his capacity as the Personal Representative the Estate of Robert Duane Hanson, Deceased, and by Corey Hanson, personally and individually, as Grantors.

*Patricia Anne Oliver*

Notary Public – State of Oregon

