

2024-001957

Klamath County, Oregon



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03/14/2024 01:03:42 PM

Fee: \$82.00

Return to Counter

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Rhoda Bennett and Carolina Meese Sanchez
930 East Main Street
Klamath Falls, OR 97601

Grantor:
Lee R. Sukraw, Personal Representative
of the Estate of Louise A. Holst
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

Grantees:
Rhoda Bennett and Carolina Meese Sanchez
930 East Main Street
Klamath Falls, OR 97601

DEED OF PERSONAL REPRESENTATIVE


Lee R. Sukraw, Personal Representative of the Estate of Louise A. Holst, deceased (Klamath County Circuit Court Case No. 23PB07395), Grantor, conveys its interest to Rhoda Bennett and Carolina Meese Sanchez, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon:

Lots 696 and 697, Block 104, MILLS ADDITION, to the City of Klamath Falls, 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 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.

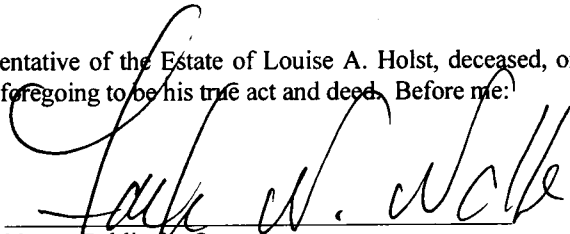
Dated this 14 day of March, 2024.


Lee R. Sukraw, Personal Representative of the
Estate of Louise A. Holst, deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Lee R. Sukraw, Personal Representative of the Estate of Louise A. Holst, deceased, on this 14 day of March, 2024, and acknowledged the foregoing to be his true act and deed. Before me:




Notary Public for Oregon
My commission expires: 3.16.27