

2024-002511

Klamath County, Oregon



00326788202400025110030037

04/03/2024 02:55:12 PM

Fee: \$92.00

GRANTOR NAME AND ADDRESS:

Estate of Robert Dee Wryn
Marie G. Wryn, Personal Representative
26445 Forest Park Lane
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS:

Marie G. Wryn
26445 Forest Park Lane
Klamath Falls, Oregon 97601

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

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 3rd day of April, 2024 by and between **Marie G. Wryn, Personal Representative of the Estate of Robert Dee Wryn, deceased, Klamath County Circuit Court Case No. 23PB01412** hereinafter called the First Party and **Marie G. Wryn**, 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 residential real property civilly described as 26445 Forest Park Lane, Klamath Falls, Oregon and legally described on Exhibit A, attached hereto and incorporated by reference herein as though fully set forth.

ACCOUNT NO. 310924

MAP TAX LOT 3606-003CA-02100

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

Returned at: Counter

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 31st day of April, 2024.

Marie G. Wryn - PR

Marie G. Wryn, Personal Representative of the Estate of Robert Dee Wryn

STATE OF Oregon)
) ss.
County of Klamath)

This record was acknowledged before me on the 3rd day of April, 2024 by **Marie G. Wryn, Personal Representative of the Estate of Robert Dee Wryn**

Brenda Lee Miller

Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 1-6-26

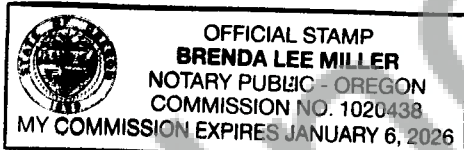


EXHIBIT A

DESCRIPTION

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

PARCEL 7 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet; thence East a distance of 81.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet, more or less, to the point of beginning.

PARCEL 8 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet to an iron pin; the point of beginning; thence South 2° 36' 12", a distance of 125.13 feet to an iron pin; thence East, a distance of 86.69 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West a distance of 81.01 feet, more or less, to the point of beginning.

Parcel 9 of the Survey #996 filed in the Klamath County Survey Office, more particularly described as follows:

Beginning at the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 50' 00" East a distance of 60.05 feet; thence South 02° 36' 12" West a distance of 300.14 feet to the true point of beginning; thence East 86.69 feet; thence South 125 feet; thence West 92.38 feet; thence North 02° 36' 12" East a distance of 125.13 feet to the true point of beginning.

SUBJECT To agreements concerning the operation of a dam and control of water of the Upper Klamath Lake; reservations and restrictions of record and easements and rights-of-way of record and those apparent on the land.