

Returned at Counter

GRANTOR NAME AND ADDRESS:

Estate of Halford Rex Young
James Richard Young, Personal Representative
436 Delta Street
Klamath Falls, Oregon

2024-008180

Klamath County, Oregon



00333633202400081800020021

09/18/2024 11:38:51 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Richard Rex Young
1940 Melrose Street
Klamath Falls, Oregon

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
1940 Melrose Street
Klamath Falls, Oregon

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 18th day of September, 2024 by and between **James Richard Young, Personal Representative of the Estate of Halford Rex Young, deceased, Klamath County Circuit Court Case No. 21PB10433** hereinafter called the First Party and **Richard Rex Young**, 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:

Lot 6, Block 38, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

Map Tax Lot 3809-028CB-02100

Account #305039

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

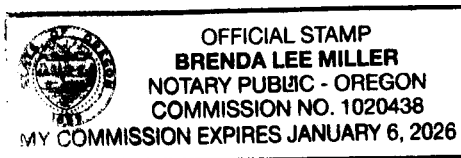
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

IN WITNESS WHEREOF, the said First Party has executed this instrument the 18th day of September, 2024.

James Richard Young REX REP.
James Richard Young, Personal Representative
of the Estate of Halford Rex Young

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 18th day of September 2024 by James Richard Young, Personal Representative of the Estate of Halford Rex Young.



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