

2024-008345

Klamath County, Oregon



00333839202400083450020022

09/24/2024 11:23:19 AM

Fee: \$87.00

GRANTOR

Brandon Allen, personal representative of the estate
of Donna Allen

GRANTEE

Brandon Allen and Brooke Allen
1849 Van Ness Ave.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Michael Spencer

SEND TAX STATEMENTS TO: Grantee

Deed of Personal Representative

I, Brandon Allen, the duly appointed, qualified, and acting Personal Representative of the Estate of Donna J. Allen, aka Donna Allen, Klamath County Circuit Court Case No. 24PB03392, conveys to Brandon Allen and Brooke Allen, husband and wife, all that real property situated in Klamath County, Oregon, described as follows:

Lot 5, Block 13, FAIRVIEW ADDITION NO. 2, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is the distribution of estate.

Returned at Counter

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals

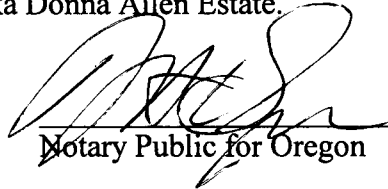
Dated this September 24, 2024



Brandon Allen, Personal Representative of the
Estate of Donna J. Allen, aka Donna Allen

STATE OF OREGON)
) ss.
County of Klamath)

On the September 24, 2024, personally appeared the above named personal representative, and acknowledged the above instrument to be his voluntary act and deed as Personal Representative of the Donna J. Allen, aka Donna Allen Estate.


Notary Public for Oregon