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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Michael Romtvedt
7691 Harpold Road
Klamath Falls, OR 97603

Grantor:

Michael Romtvedt, Personal Representative
of the Estate of Theodora Leona Romtvedt
7691 Harpold Road
Klamath Falls, OR 97603

Grantee:

Michael Romtvedt
7691 Harpold Road
Klamath Falls, OR 97603

re-recorded at the request of Brandsness, Brandsness & Rudd
P.C. to correct legal previously recorded as 2019-004185

2019-004185
Klamath County, Oregon



00239125201900041850020025

04/19/2019 10:04:00 AM

Fee: \$87.00

2024-008691

Klamath County, Oregon



00334244202400086910020026

10/04/2024 01:58:36 PM

Fee: \$87.00

DEED OF PERSONAL REPRESENTATIVE

Michael Romtvedt, Personal Representative of the Estate of Theodora Leona Romtvedt, deceased (Klamath County Circuit Court Case No. 17PB07518), Grantor, conveys to Michael Romtvedt, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

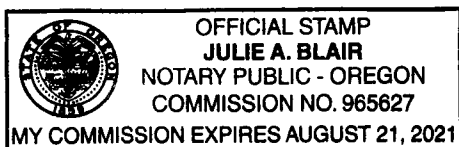
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 18th day of April, 2019.

Michael Romtvedt, Personal Representative of the
Estate of Theodora Leona Romtvedt, deceased.

STATE OF Oregon, County of Klamath) ss.

Personally appeared, Michael Romtvedt, Personal Representative of the Estate of Theodora Leona Romtvedt, deceased, on this 18th day of April, 2019, and acknowledged the foregoing to be his true act and deed. Before me:



Notary Public for Oregon
My commission expires: 8/21/2021

Exhibit A

Real property located at 6345 Maryland Avenue, Klamath Falls, Oregon, more commonly described as follows:

A piece or parcel of land situate in the SE¹/₄ ~~SE~~^{SW}¹/₄, Section 1, T.39S., R.9E., W.M., in Klamath County, Oregon being more particularly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of Patterson Street, as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE¹/₄ SW¹/₄, Sec. 1, TW. 39S., R.9E., W.M. bears S 89°06' W 30 feet distant; thence S 0°54' E along the said Easterly right-of-way line of said Patterson Street 1000.0 feet to an iron pin; thence N 89°06' E at right angles to said Patterson Street 570.0 feet to the true point of beginning of this description; thence N 0°54' W 185.0 feet; thence N 89°06' E 187.25 feet; thence S 26°27' W 99.2 feet; thence S 6°37' W 97.7 feet; thence S 89°06' W 128.9 feet more or less to the true point of beginning; containing 0.63 acres more or less and subject to all rights-of-ways and/or easements of Record or apparent on the land.

Map No. R-3909-001CD-05000-000

Tax Acct No. R509747