

2024-010708

Klamath County, Oregon



00336632202400107080030036

12/11/2024 10:40:12 AM

Fee: \$92.00

After recording, mail to:

Michael C. Moore
314 S. 7th St. PMB 186
Klamath Falls, OR 97601-6120

Grantees:

John C. Moore
28251 Pittsburg Rd.
St. Helens, OR 97051

Michael C. Moore
314 S. 7th St. PMB 186
Klamath Falls, OR 97601-6120

Send tax statements to:

Michael C. Moore and John C. Moore
314 S. 7th St. PMB 186
Klamath Falls, OR 97601-6120

DEED OF PERSONAL REPRESENTATIVE

Laura M. Koppy, Co-personal Representative of the Estate of Maureen Carol Moore aka Maureen C. Moore-Klahn, deceased, under **Klamath County Circuit Court Case No. 23PB06402**, Grantor, conveys to **John C. Moore and Michael C. Moore**, as tenants in **common**, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

SUBJECT TO: A Right of First Refusal dated December 10, 2024 and recorded December 11, 2024 in Klamath County Deed Records as Instrument No. 2024- 010707.

There is no true and actual consideration for this conveyance. The conveyance is distributing assets of the Estate of Maureen Carol Moore aka Maureen C. Moore-Klahn.

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, 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.

Dated this 10 day of December, 2024.

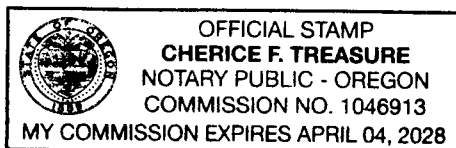
GRANTOR

Estate of Maureen Carol Moore aka Maureen C. Moore-Klahn

Laura M. Koppy
Laura M. Koppy, Co-personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Laura M. Koppy, Co-personal Representative for the Estate of Maureen Carol Moore aka Maureen C. Moore-Klahn and acknowledged the foregoing instrument to be her voluntary act. Before me this 10 day of December, 2024.



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 4-4-2028

EXHIBIT A
LEGAL DESCRIPTION

Real property located in Klamath County, Oregon and more commonly known as 27705 Rocky Point Road, Klamath Falls, Oregon and more specifically described as follows:

A tract of land situate in Lot 4, Section 2, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Township line between Section 2, Township 36 South, Range 6 East of the Willamette Meridian, and Section 35; Township 35 South, Range 6 East of the Willamette Meridian; said point being a witness corner marked by an iron pin with a brass cap and being situate 699.6 feet Easterly of the Section corner common to Sections 2 and 3, Township 36 South, Range 6 East of the Willamette Meridian, and Sections 34 and 35, Township 35 South, Range 6 East of the Willamette Meridian; thence from point of beginning herein described, Easterly along said Township line 40 feet to a point; thence South 5 degrees 36 ½' East 150.0 feet to a point; thence North 65 degrees 56' West 365.6 feet to a point of intersection with the township line; thence Easterly along said Township line 278.8 feet, more or less to the point of beginning.

SUBJECT TO: All those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any.

Property ID No.: R307830

Tax Account No.: 3606-002BB-00100