

2024-010709

Klamath County, Oregon



00336633202400107090030033

12/11/2024 10:41:12 AM

Fee: \$92.00

After recording, mail to:

Robert C. Moore
1980 Tiffany Street
Klamath Falls, OR 97601

Grantee:

Robert C. Moore
1980 Tiffany Street
Klamath Falls, OR 97601

Send tax statements to:

Robert C. Moore
1980 Tiffany Street
Klamath Falls, OR 97601

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 **Robert C. Moore**, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

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

Returned at Counter

Kel Ferguson

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.

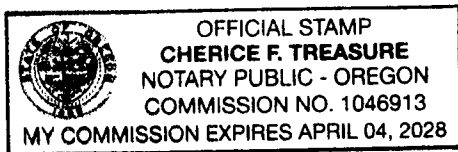
GRANTOR

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 commonly known as 1980 Tiffany Street, Klamath Falls, Oregon and more specifically described as follows:

The South 24 feet of Lot 9, all of Lot 12 and the North 12 feet of Lot 13, Block 15, ELDORADO HEIGHTS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

Property ID No.: R172832
Map Tax Lot: R3809-020DD