

Returned at Counter

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd, P.C.	Mary M. Davina
411 Pine Street	7570 Cannon Avenue
Klamath Falls, OR 97601	Klamath Falls, OR 97603

2025-001334

Klamath County, Oregon



00338957202500013340030034

02/25/2025 01:49:57 PM

Fee: \$92.00

Grantor:

Mary M. Davina, PR
Estate of Arthur Willaim Davina, Jr.
C/O Andrew C. Brandsness
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Grantee:

Mary M. Davina
7570 Cannon Avenue
Klamath Falls, OR 97603

-PERSONAL REPRESENTATIVE'S DEED-

Mary M. Davina, Personal Representative of the Estate of Arthur William Davina, Jr., Grantor, conveys to Mary M. Davina, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

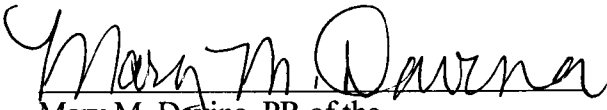
See Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this conveyance is Inheritance.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at: 7570 Cannon Avenue, Klamath Falls, OR 97603.

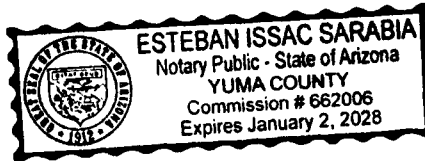
DATED this 11 day of February 2025


Mary M. Davina, PR of the
Estate of Arthur William Davina, Jr.

*****Notary Follows*****

Arizona
STATE OF ~~OREGON~~
Yuma) ss. *February 11th*, 2025.
County of ~~Klamath~~)

Personally appeared the above-named Mary M. Davina, in her capacity as Personal Representative of the Estate of Arthur William Davina, Jr., and acknowledged the foregoing instrument to be her voluntary act. Before me:



[Signature]
Notary Public for ~~Oregon~~ *Arizona*
My Commission expires: *01/02/2028*

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the East right of way line of the Klamath Falls-Herrill Highway from which the Southwest corner of said Section 7 bears South 910.6 feet and North 89 degrees 27' West 30.00 feet distant; thence South along the said East right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence Northeasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, with bearings based on Deed Volume H65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 2:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East right of way line of the Klamath Falls-Herrill Highway from which the Southwest corner of said Section 7 bears South 745.6 feet and North 89 degrees 26' West 30.00 feet distant; said point also being the Southwest corner of that tract of land described in Deed Volume H76, page 6844, as recorded in the Klamath County Deed Records; thence South along said East right of way line of said Highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence West 335.0 feet to the point of beginning, with bearings based on Deed Volume H65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 3:

All that portion of the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon lying Southerly and Easterly of those certain parcels of land described in instrument recorded December 30, 1976 in Volume H76, page 20951, Microfilm Records of Klamath County, Oregon and Northerly of that certain parcel of land described in instrument recorded August 29, 1988 in Volume H88, page 13921, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 007CC 00500