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03/28/2025 12:58:28 PM

Fee: \$87.00

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 |

Grantor:  
Mary M. Davina, PR  
Estate of Arthur William 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:

All that portion of the SE ¼ SE ¼ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian lying North of the right of way of the Great Northern Railway, EXCEPTING THEREFROM that portion lying within Summers Lane or Johns Avenue rights of way, also EXCEPTING THEREFROM that portion conveyed to Klamath County by Judgment entered September 26, 1980 in Klamath County Circuit Court Case No 79-92L.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, restrictions, easements, restrictions and rights-of-way of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

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.**

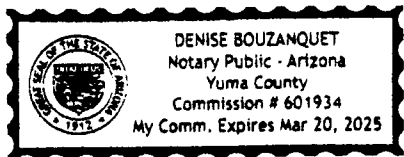
Until a change is requested, all tax statements shall be mailed to Grantee at: 7570 Cannon Avenue, Klamath Falls, OR 97603.

DATED this 4<sup>th</sup> day of March, 2025

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

STATE OF AZ )  
County of Yuma ) ss. March 4<sup>th</sup>, 2025.

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:



Denise Bouzanquet  
Notary Public for State of Arizona  
My Commission expires: March 20, 2025