

2025-002489

Klamath County, Oregon



00340458202500024890010011

04/07/2025 02:39:09 PM

Fee: \$82.00

Until a change is requested, all tax statements shall be sent to the following address:

Estate of Kenneth Boyd McMahan
4419 Clinton Avenue
Klamath Falls OR 97603

Returned at Counter
AFTER RECORDING RETURN TO:
Patricia McMahan
4419 Clinton Avenue
Klamath Falls OR 97603

PERSONAL REPRESENTATIVE'S DEED

Enola Northrop, the duly appointed, qualified, and acting personal representative of the Estate of Kenneth Boyd McMahan, Grantor, conveys to Patricia McMahan, Grantee, all that real property situated in Klamath County, Oregon, commonly known as 4419 Clinton Avenue, Klamath Falls, Oregon, and more particularly described as follows:

Lot 3 in Block 3 of FIRST ADDITION TO BUREKER PLACE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-1108, Tax Lot 3300

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.

Grantee has had a full and complete opportunity to inspect and investigate the property. No representations or warranties have been made by the Grantors or anyone in Grantors' behalf to the Grantee as to the environmental condition of the premises or the improvements, and it is understood and agreed that the premises are sold "as is" at the time of delivery of this deed.

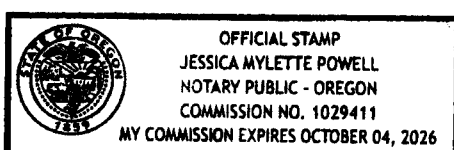
The true and actual consideration for this conveyance is \$NONE. This conveyance is made in connection with distribution of said estate.

DATED: 3-24-25, 2025.

Enola Northrop
ENOLA NORTHROP, Personal Representative
of the Estate of Kenneth Boyd McMahan, deceased

STATE OF OREGON, County of JOSEPHINE) ss. MARCH 24, 2025.

The foregoing instrument was acknowledged before me by ENOLA NORTHROP, in her capacity as a duly appointed and acting Personal Representative of the Estate of Kenneth Boyd McMahan, deceased.



Paula Smith
Notary Public for Oregon
My Commission Expires: 10/04/2026