

2025-003250
Klamath County, Oregon



05/01/2025 01:33:45 PM

Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Chrisanne Gresham, as Trustee of the
Gresham Family Trust
9608 Columbus Avenue
North Hills, CA 91343

Grantor:

Chrisanne Gresham, Personal Representative
Of the Estate of Shirley Mae Gresham
9608 Columbus Avenue
North Hills, CA 91343

Grantee:

Chrisanne Gresham, as Trustee of the
Gresham Family Trust
9608 Columbus Avenue
North Hills, CA 91343

DEED OF PERSONAL REPRESENTATIVE

Chrisanne Gresham, Personal Representative of the Estate of Shirley Mae Gresham, deceased (Klamath County Circuit Court Case No. 24PB08515), Grantor, conveys to Chrisanne Gresham, as Trustee of the Gresham Family Trust uad 09/11/97, Grantee, the following described real property located in Klamath County, Oregon:

Real property located at 4179 Old Midland Road, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

All that portion of the E 1/2 SE 1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of the SE 1/4 SE 1/4 of said Section 34, running thence Westerly along the South line of Section 34, 640 feet; thence North 20°40' West 31.5 feet; thence North 2°50' East 754 feet; thence North 50°49' West 175 feet; thence North 2°53' West 325 feet; thence North 11° East 530 feet, more or less, to a point in the centerline of the U.S.B.R. C-4 Canal; thence along the centerline of said Canal, South 88° East 670 feet, more or less, to a point In the East line of the NE 1/4 SE 1/4 of said Section 34 at a point 1725 feet North of the point of beginning; thence South 1725 feet to the point of beginning. Less and excepting rights of way for irrigation ditches, drain ditches and county roads.

The true and actual consideration for this conveyance is \$0.00; estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

Dated this 22 day of April, 2025.

A handwritten signature in black ink, appearing to read "Chrisanne M Gresham", written over a horizontal line.

Chrisanne Gresham, Personal Representative
of the Estate of Shirley Mae Gresham,
deceased, Grantor

****Notorial Certificate to Follow****

ACKNOWLEDGEMENT

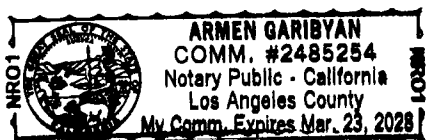
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On April 22, 2025, before me, ARMEN GARIBYAN,
Notary Public, personally appeared Chrisanne Gresham, Personal
Representative of the Estate of Shirley Mae Gresham, deceased, (Klamath
County Circuit Court Case No. 24PB08515), who proved to me on the basis
of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that she executed the same
in her authorized capacity, and that by her signature on the instrument
is the person or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Notary Public for California
My Commission Expires: 3/23/2028