



MTC 1004718

2025-005837
Klamath County, Oregon
07/09/2025 01:42:01 PM
Fee: \$92.00

RETURN TO: Brandsness, Brandsness & Rudd P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Carina Vellegas Dylan Armstrong 6316 Alva Avenue Klamath Falls, OR 97603
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Grantors:
Wesley Miller, PR of the Estate
Of Jeanette Louise Riley
890 Hoytt Street SE
Salem, OR 97302

Grantee:
Carina Villegas and
Dylan Armstrong
6316 Alva Avenue
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Wesley Miller, Personal Representative of the Estate of Jeanette Louise Riley, deceased, Klamath County Circuit Court case number 24PB06489, Grantor, conveys to Carina Villegas and Dylan Armstrong,* Grantees, the following described real property located in Klamath County, Oregon, commonly known as 6316 Alva Avenue, Klamath Falls, OR, more specifically described as:

Lot 8, Block 5, Second Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

The true and actual consideration for this conveyance is \$329,000.00 (see ORS 93.030).

*with right of survivorship

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 9 day of July, 2025

Wesley Miller
Wesley Miller, Personal Representative
of the Estate of Jeanette Louise Riley

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared, Wesley Miller, on July 9, 2025 in his capacity as Personal Representative of the Estate of Jeanette Louise Riley and acknowledged the foregoing to be his true act and deed. Before me:



Emily Coe
Notary public for Oregon
My commission expires: 9/27/2025