

2018-009519

Klamath County, Oregon



00226758201800095190020022

08/10/2018 01:33:30 PM

Fee: \$87.00

**PERSONAL REPRESENTATIVES DEED**

Kevin Castro, Personal Representative  
Grantor

Marcie Castro and Allison Webster  
14 Via Zaragosa  
Monterey, CA 93940  
Grantee

After recording return to:  
Marcie Castro and Allison Webster  
14 Via Zaragosa  
Monterey, CA 93940  
Grantee

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

THIS INDENTURE made this 3<sup>RD</sup> day of AUGUST, 2018, by and between KEVIN CASTRO, the duly appointed, qualified and acting personal representative of the estate of John E. Castro, II, deceased, hereinafter called first party, and MARCIE CASTRO and ALLISON WEBSTER, as tenants in common, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all of the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, to-wit:

Lot 1 and a portion of Lot 2 lying East of the State Highway right-of-way line, in Block 12 NORTH KLAMATH FALLS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot No: R-3809-029BB-09200-000

To Have and to Hold the same unto the second party, and second party's heirs, successor-in-interest and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY. Appraised value of EIGHTY THOUSAND NINE HUNDRED FORTY (\$80,940.00) DOLLARS.

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.

Scott MacArthur  
Returned at Counter

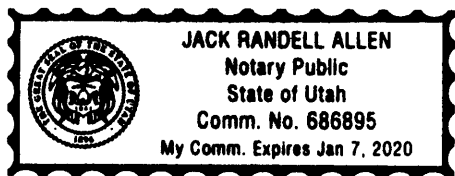
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors


  
Kevin Castro, Personal Representative

STATE OF UTAH                     )  
  ) ss  
County of Iron                     )

Personally appeared the above named Kevin Castro, Personal Representative of the Estate of John E. Castro, II, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: Jack Randell Allen   
Notary Public for Utah  
My Commissioner Expires: Jan 7, 2020