



2018-013048

Klamath County, Oregon

10/25/2018 01:24:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Gail Yopez

6132 W. Tobi Dr

Boise, ID 83703

Grantee:

Janis K. Clark

4629 Marsh Hawk Dr

Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Janis K. Clark

4629 Marsh Hawk Dr.

Klamath Falls, OR 97601

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

Janis K. Clark

4629 Marsh Hawk Dr.

Klamath Falls, OR 97601

File No. 259352AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 23 day of OCTOBER, 2018, by and between

Cynthia Yopez-Block the duly appointed, qualified and acting personal representative of the Estate of Gail Yopez, deceased, hereinafter called the first party, and

**Janis K. Clark, a single woman,**

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**The West 75 feet of Lots 46 and 47 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$205,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.  
IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 23 day of OCTOBER, 2018

Cynthia Yepez-Block PR  
Cynthia Yepez-Block, Personal Representative for the  
Estate of Gail Yepez, Deceased.

STATE of IDAHO, County of KOOTENAI ) ss.

This instrument was acknowledged before me on OCTOBER 23, 2018

by Cynthia Yepez-Block as Personal Representative for the Estate of Gail Yepez, deceased.

Deborah M. Silva  
Notary Public for CA, ID  
My commission expires 8-17-21

