



2019-013501

Klamath County, Oregon

11/19/2019 11:36:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

Grantor:

Estate of Richard Floyd Seaward, Jr.

1853 Corte Pulsera

Oceanside, CA 92056

Grantee:

Thomas R. Rios and Rendia F. Moore

3822 La Marada Way

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Thomas R. Rios and Rendia F. Moore

3822 La Marada Way

Klamath Falls, OR 97603

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

Thomas R. Rios and Rendia F. Moore

3822 La Marada Way

Klamath Falls, OR 97603

File No. 329189AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 4th day of November, 2019, by and between

**Timothy John Seaward the duly appointed, qualified and acting Personal Representative of the Estate of Richard Floyd Seaward, Jr., deceased, Probate Case No. 19PB05004, filed in Klamath County,**

hereinafter called the first party, and

**Thomas R. Rios and Rendia F. Moore, as Tenants by the Entirety**

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:

**Lot 7, Block 13, TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

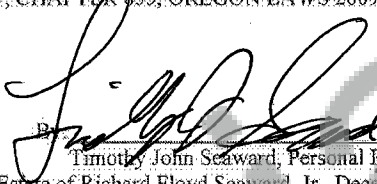
The true and actual consideration paid for this transfer, stated in terms of dollars is \$265,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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 7<sup>th</sup> day of November, 2019

  
By Timothy John Seaward, Personal Representative  
for the Estate of Richard Floyd Seaward, Jr., Deceased.

STATE of \_\_\_\_\_, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 2019

by Timothy John Seaward, as Personal Representative for the Estate of Richard Floyd Seaward, Jr.

Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

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

County of San Diego

On 11-7-19 before me, Cari Ann Kennedy, Notary Public  
(insert name and title of the officer)

personally appeared Timothy John Seaward  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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



(Seal)

