



2020-011520

Klamath County, Oregon

09/10/2020 02:07:00 PM

Fee: \$87.00

After recording, mail to:

Jesus Gutierrez Cisneros and
Teresita D. Madrigal-Garib

426 Bernell Ave.

Turlock, CA 95380

Send tax statements to:

Jesus Gutierrez Cisneros and
Teresita D. Madrigal-Garib

426 Bernell Ave.

Turlock, CA 95380

DEED OF PERSONAL REPRESENTATIVE

Melvin D. Ferguson, Personal Representative of the Estate of Roy Marshall Agard, deceased, under Klamath County Circuit Court Case No. 16PB07492, Grantor, conveys to Jesus Gutierrez Cisneros and Teresita D. Madrigal-Garib, as tenants by the entirety, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

All that portion of the NE 1/4 of the SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0 degrees 05' West, 122.1 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Company Railroad; thence North 33 degrees 38' East, along said right of way line, a distance of 697.5 feet; thence South 53 degrees 26' East, 357.7 feet, more or less, to the Northwesterly right of way line of the Dalles-California Highway; thence South 36 degrees 34' West, along said highway right of way line, 607.6 feet, more or less, to the South line of said NE 1/4 of the SW 1/4 of said Section 30; thence South 89 degrees 44' West, 305 feet, more or less, to the point of beginning, being a portion of the NE 1/4 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian.

Tax Account No. R 585708

Map No. R-3909-3000-01100-000

Commonly known as 8990 and 9000 Highway 97 South, Klamath Falls, Oregon

The true consideration for this conveyance is \$35,400.

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.

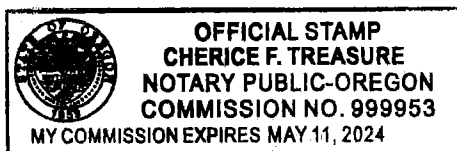
Dated this 9th day of September, 2020.

Estate of Roy Marshall Agard

By: Melvin D. Ferguson
Melvin D. Ferguson, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named **Melvin D. Ferguson, Personal Representative for the Estate of Roy Marshall Agard** and acknowledged the foregoing instrument to be his voluntary act. Before me this 9th day of September, 2020.



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 5-11-2024