

2021-000489

Klamath County, Oregon



00272160202100004890030035

01/12/2021 10:45:26 AM

Fee: \$92.00

Grantor's Name and Address:

Patricia Manuela San Andres Pillsbury, Trustee
6150 Sweetbriar Court
Las Vegas, NV 89146

Grantee's Name and Address:

Patricia S.A. Pillsbury, Trustee
6150 Sweetbriar Court
Las Vegas, NV 89146

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Patricia S.A. Pillsbury, Trustee
6150 Sweetbriar Court
Las Vegas, NV 89146

Consideration - \$0. Trust Distribution.

TRUSTEE'S DEED

Whereas, Maurice Reed Pillsbury died on February 22, 2011; and

Whereas, Patricia S.A. Pillsbury, aka Patricia Manuela San Andres Pillsbury, Claiming Successor of the Small Estate of Maurice Reed Pillsbury, acquired title to the real estate described herein pursuant to the Small Estate Affidavit filed in the Klamath County, Oregon, Circuit Court as No. 20PB06022;

Whereas, Patricia S.A. Pillsbury, aka Patricia Manuela San Andres Pillsbury, Claiming Successor of the Small Estate of Maurice Reed Pillsbury, conveyed the real estate described herein to Patricia Manuela San Andres Pillsbury, Trustee of the Pillsbury Family Trust dated December 1, 2006, by recording the Claiming Successor's Deed in the Klamath County, Oregon, Clerk's Office; and

Whereas, Patricia Manuela San Andres Pillsbury is the duly appointed, qualified and acting sole Trustee of the Pillsbury Family Trust dated December 1, 2006. Therefore,

GRANTOR: Patricia Manuela San Andres Pillsbury, Trustee of the Pillsbury Family Trust dated December 1, 2006, does hereby convey unto

GRANTEE: Patricia S.A. Pillsbury, as trustee of the Patricia S.A. Pillsbury 2020 Trust, dated July 9, 2020

all the right and interest of said trust, whether acquired by operation of law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to wit:

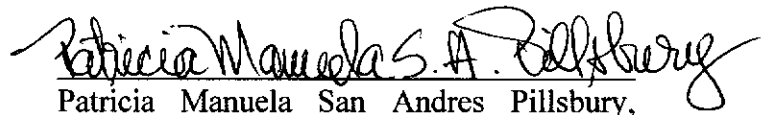
Lot(s) 33,34,35, Block 81, Klamath Falls Forest Estates Highway 66 Unit,
Plat. No. 4, as recorded in Klamath County, Oregon

To Have and to Hold the same unto the Grantee, and the Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is \$0. This is a distribution from a trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 29th day of December, 2020.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Patricia Manuela San Andres Pillsbury,
Trustee of the Pillsbury Family Trust dated
December 1, 2006

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

ORANGE

On December 29th, 2020, before me, ANDREA R. PATTON, Notary Public, personally appeared Patricia Manuela San Andres Pillsbury, 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 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

Andrea R. Patton

