

2021-008567

Klamath County, Oregon



00281126202100085670040041

05/28/2021 12:04:15 PM

Fee: \$97.00

After recording, return to:

Edwin G. Batoctoy
2268 El Manto Dr.
Rancho Cordova, CA 95670

Until a change is requested,
send tax statements to:

Edwin G. Batoctoy
2268 El Manto Dr.
Rancho Cordova, CA 95670

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 5th day of May, 2021, by and between
Edwin G. Batoctoy, the duly appointed,
qualified, and acting Personal Representative of the Estate of
Ben Benson, Deceased,
Klamath County Circuit Court Case No. 21PB00819, grantor, and
Edwin G. Batoctoy, an unmarried man
2268 El Manto Dr.
Rancho Cordova, CA 95670

grantee, WITNESSETH: for value received and the consideration hereinafter stated,
the grantor does by these presents grant, bargain, sell, and convey unto the
grantee, his heirs, successors and assigns, all the estate, right, and interest of the
estate of the deceased, whether acquired by operation of law or otherwise, in and
to the certain real property located in the County of Klamath, State of
Oregon, described as follows:

- 1) B:18 L:11 E 415' OF N 1035
- 2) B:18 L:10 W 415' OF S 1035
- 3) MIDLAND 2ND ADDITI (B:2 L:7 & 8)

Commonly known as:

Parcel ID: (1) 177515 (2) 177524 (3) 503173

The true and actual consideration for this conveyance is \$ 0.00

Zero dollar (Total consideration relates to distribution out of an estate)

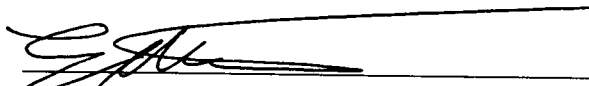
TO HAVE AND TO HOLD the same unto the grantee, his heirs, successors, and assigns, forever.

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

ESTATE OF Ben Benson

By:



Edwin G. Batoctoy
Personal Representative

*Construe all terms with the appropriate gender and quantity
required by the sense of this instrument.*

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on the ____ of _____, 20____
by _____
_____.

**SEE ATTACHED FOR
NOTARY FORM**

Signature

Print name

Title

My commission expires _____

**SEE ATTACHED FOR
NOTARY FORM**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Sacramento }

On 05-05-2021 before me, J. Truong, Notary Public,
(Here insert name and title of the officer)

personally appeared Edwin G. Batocoy
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.


Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Personal Representative Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.