

2021-010062

Klamath County, Oregon

06/28/2021 02:31:00 PM

Fee: \$137.00

After recording return to:

Lila L. Esquivel

35 SE 30<sup>th</sup> Avenue

Portland, OR 87214

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

Lila L. Esquivel

35 SE 30<sup>th</sup> Avenue

Portland, OR 87214

**Statutory Bargain and Sale Deed**

Teresa

~~Theresa~~ Esquivel, Linda Palmer, Sue Belveal and Joseph R. Esquivel, being all the successors in interest to Rogelio Esquivel, also known as Joe R. Esquivel, deceased, Grantor, conveys to Lila L. Esquivel, Grantee, the following described real property:

THAT CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT "A"  
ATTACHED HERETO AND INCORPORATED HEREIN

The true consideration for this conveyance is \$NONE. The purpose of this deed is to confirm title in the above named grantees, as set out more particularly in the Declaration of Heirship for the above named decedent that is attached hereto as EXHIBIT "B" and incorporated herein by reference.

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.

Dated this 18<sup>th</sup> day of June, 2021.

\_\_\_\_\_  
Theresa Esquivel

Linda Palmer  
Linda Palmer

\_\_\_\_\_  
Sue Belveal

\_\_\_\_\_  
Joseph R. Esquivel

Recorded by AmeriTitle 468616 AM

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Dated this 18 day of June, 2024.

*Theresa Esquivel*  
~~Theresa~~ Esquivel  
*JE* Teresa

\_\_\_\_\_  
Linda Palmer

\_\_\_\_\_  
Sue Belveal

\_\_\_\_\_  
Joseph R. Esquivel

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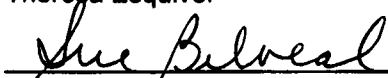
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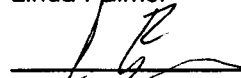
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Dated this 23 day of June, 2021

Theresa Esquivel

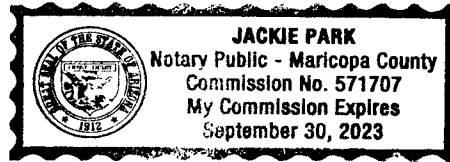
  
Sue Belveal

Linda Palmer

  
Joseph R. Esquivel

STATE OF Arizona, County of Maricopa:  
This instrument was acknowledged before me on June 18, 2021 by Teresa  
Esquivel.

Jackie Park  
Notary Public for Maricopa, Arizona  
My commission expires: 09-30-2023



STATE OF \_\_\_\_\_, County of \_\_\_\_\_:  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Linda Palmer.

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

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Sue Belveal

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

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Joseph R.  
Esquivel

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


STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Theresa Esquivel.

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

STATE OF Arizona, County of Maricopa:

This instrument was acknowledged before me on 6-18-2021, 20\_\_ by Linda Palmer.

  
Notary Public for Maricopa County, AZ  
My commission expires: 2-6-2024



JUSTIN A. STITTSWORTH  
Notary Public - Arizona  
Maricopa Co. / #574593  
Expires 02/06/2024

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Sue Belveal

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

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Joseph R. Esquivel

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

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Theresa Esquivel.

Notary Public for \_\_\_\_\_

My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_, County of \_\_\_\_\_:

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Linda Palmer.

Notary Public for \_\_\_\_\_

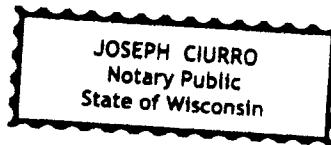
My commission expires: \_\_\_\_\_

STATE OF Wisconsin, County of Milwaukee:

This instrument was acknowledged before me on June 23rd, 2021 by Sue Belveal

Joseph Ciurro  
Notary Public for Wisconsin

My commission expires: 8/9/24

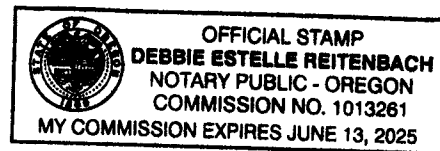


STATE OF Oregon, County of Clatsamas:

This instrument was acknowledged before me on 6-24-, 2021 by Joseph R. Esquivel

Debbie Estelle Reitenbach  
Notary Public for Oregon

My commission expires: 06/13/2025



**EXHIBIT "A"**  
**Legal Description**

Lot 42, in the Block 2 Tract 1098, SPLIT RAIL RANCHOS, according to the Official Plat Thereof on file in the Office of the County Clerk of Klamath County, Oregon

EXHIBIT "B"

DECLARATION OF HEIRSHIP

STATE OF Oregon , County of Klamath , to wit:

This Declaration is made this 18 day of June, 2021, by the undersigned, who having being duly sworn, hereby declares:

1. **Purpose.** This purpose of this declaration is to state the inheritance of certain real property.
2. **Decedent.** Rogelio Esquivel also known as Joe R. Esquivel , referred to in this declaration as the decedent, died on April 20, 2009 as a resident of Portland, Oregon .
3. **Real Property of Decedent.** Immediately before death, decedent owned some interest in the following real property:

Lot 42, in the Block 2 Tract 1098, SPLIT RAIL RANCHOS, according to the Official Plat Thereof on file in the Office of the County Clerk of Klamath County, Oregon

4. **Last Will and Testament.** Decedent died without a will. If decedent died with a will, a complete and accurate copy is attached to this declaration.

5. **No Probate.** The estate of decedent has not been admitted to probate in any state.

6. **Devisees.** The devisees under decedent's will are as follows:

<u>NAME AND ADDRESS</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
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NOT APPLICABLE

(IF DECEDENT DIED WITHOUT A WILL, WRITE NOT APPLICABLE)

7. **Heirs at Law.** Decedent's heirs at law, who would have inherited decedent's estate had decedent left no will or who have inherited decedent's estate because decedent left no will, are the following:

<u>NAME AND ADDRESS</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
✓ Theresa Esquivel Teresa	Daughter	
Linda Palmer	Daughter	
Sue Belveal	Daughter	
Joseph R. Esquivel	Son	

8. **Spouse or Domestic Partner.** If no spouse or Oregon registered domestic partner is listed in Paragraph 7, decedent died without a "surviving spouse" or "surviving domestic partner." The Oregon law of inheritance may give a special meaning to "surviving spouse." The undersigned is aware that, if decedent was not legally married at death and died between September 15, 1992 and January 1, 2000, Oregon law may recognize another person or persons as decedent's "surviving spouse." The undersigned is aware that, under Oregon law, the heirs at law, that is, the heirs in the absence of a will, of a decedent who was not legally married at death and who died on or after September 15, 1992 and before January 1,

2000, may include a person, or persons, of the opposite sex who lived together with decedent for at least 10 years, whether in an unbroken period or in aggregate intermittent periods totaling 10 or more years, if at any time, no matter how brief, decedent and such person, or persons, represented themselves, and conducted their affairs, as husband and wife. The undersigned has listed any and all such persons as heirs at law or possible heirs at law in this declaration.

9. **Intestate Succession.** I am/we are familiar with the law of intestate succession for the state of Oregon and have made a complete list of decedent's heirs at law in Paragraph 7. Paragraph 7 does not include decedent's surviving issue if all of decedent's surviving issue are also the issue of the surviving spouse or surviving domestic partner, provided that decedent died on or after September 27, 1987. If decedent died before September 27, 1987, then Paragraph 7 includes all of decedent's children who survived decedent and all children whose parent was a child of decedent if the parent died before decedent.

10. **Claims against Estate.** All claims against decedent's estate have been paid. No federal estate taxes are due and the filing of a federal estate tax return is not required. No state inheritance taxes are due.

11. **Lien and Encumbrances.** There are no debts or encumbrances remaining unpaid that are or may become liens on the property described in Paragraph 3, other than those duly recorded in the county clerk's office of the county in which the property is situated.

12. **Reliance of Others.** I/we intend for other parties to rely on the truth of this declaration, including but not limited to parties who may rely on this declaration for a determination of the persons who inherited the property described in Paragraph 3.

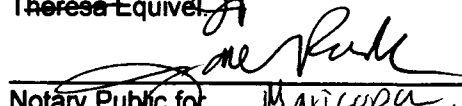
  
Theresa Esquivel  
Theresa

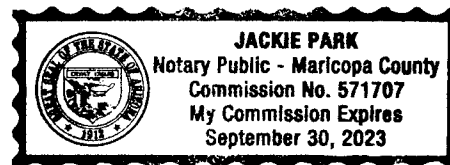
Linda Palmer

Sue Belveal

Joseph R. Esquivel

SUBSCRIBED AND SWORN TO before me this 18 day of June, 2021, by  
Theresa Esquivel

  
Notary Public for Maricopa, Arizona  
My commission expires: 09-30-2023



SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
Linda Palmer.

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

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Sue  
Belveal

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

2000, may include a person, or persons, of the opposite sex who lived together with decedent for at least 10 years, whether in an unbroken period or in aggregate intermittent periods totaling 10 or more years, if at any time, no matter how brief, decedent and such person, or persons, represented themselves, and conducted their affairs, as husband and wife. The undersigned has listed any and all such persons as heirs at law or possible heirs at law in this declaration.

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\_\_\_\_\_  
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\_\_\_\_\_  
Linda Palmer


\_\_\_\_\_  
Sue Belveal

\_\_\_\_\_  
Joseph R. Esquivel

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Theresa Esquivel.

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

SUBSCRIBED AND SWORN TO before me this 18 day of June, 2021, by Linda Palmer

  
\_\_\_\_\_  
Notary Public for Maricopa County AZ  
My commission expires: 2.6.2024



JUSTIN A. STITTSWORTH  
Notary Public - Arizona  
Maricopa Co. / #574593  
Expires 02/06/2024

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Sue Belveal

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

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Theresa Esquivel

Sue Belveal  
Sue Belveal

Linda Palmer

Joseph R. Esquivel  
Joseph R. Esquivel

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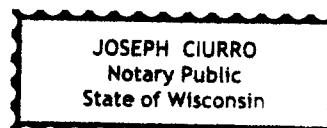
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 2021, by Sue Belveal

Joseph Ciurro  
Notary Public for Wisconsin  
My commission expires: 8/9/24



02-24th  
SUBSCRIBED AND SWORN TO before me this 24th day of June, 2021, by  
Joseph R. Esquivel

[Signature]  
Notary Public for Oregon  
My commission expires:

07/04/21  
let 06/13/2025

