

2021-010740

Klamath County, Oregon



00283641202100107400050058

07/12/2021 11:40:41 AM

Fee: \$102.00

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 7th day of July, 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
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:

"SEE EXHIBIT A"

Commonly known as:

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

The true and actual consideration for this conveyance is \$ 0.0

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

Exhibit A

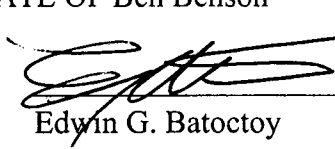
- 1.) Klamath Falls Forest Estates Sycan Unit, The Southerly 1035'
m/l of the Easterly 415' m/l of Lot 11, Block 18
- 2.) Klamath Falls Forest Estates Sycan Unit, The Southerly 1035'
m/l of the Westerly 415' of Lot 10, Block 18
- 3.) Lots 7 and 8, Block 2, Second Addition to Midland Oregon, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions,
rights, rights of way and all matters appearing of record.

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 _____

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.

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.

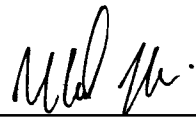
State of California
County of Sacramento

On July 7, 2021 before me, Melvin Mario, Notary Public
(insert name and title of the officer)

personally appeared EDWIN G. BARATOU,
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)