Klamath County, Oregon

10/25/2021 03:50:15 PM

Fee: \$92.00

Until change is requested all tax Statements shall be sent to the Following address: Arcelia M. Moore 9107 Harness Street |Spring Valley, |California 91977

Bluffton, South Carolina 29910

After recording return to: Bullard and Friedman, LLC

1Bainbridge Way

## **DEED OF PERSONAL REPRESENTATIVE**

## **Grantor's Name and Address:**

Arcelia M. Moore, Personal Representative Of Eugene Frederick Moore 9107 Harness Street Spring Valley, California 91977 AKA Arcela Moore AM

## **Grantee's Name and Address:**

Arcelia M. Moore 9107 Harness Street Spring Valley, California 91977

Arcelia M. Moore, hereinafter called Grantor, the duly appointed, qualifying, and acting Personal Representative of the Estate of Eugene Frederick Moore, deceased, conveys to Arcelia M. Moore, Grantee, all his right, title and interest in the real property located in Klamath County, Oregon described as follows:

> Lot 30, Block 30, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

This conveyance is made pursuant to Small Estate Affidavit dated August 9, 2021, Klamath County Circuit Court Case No.:21PB07495.

The true and actual consideration paid for this transfer, in terms of dollars, is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 195.300 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 INOUIRE 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 12 day of October, 2021
Arcelia M. Moore AKA Arcelia Moore A.M.
STATE OF CALIFORNIA )
COUNTY OF SAN DIEGO )
I hereby certify that on this day of, 2021, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Arcelia M. Moore, known to me (or satisfactorily proven) to be the person whose name subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.
Notary Public for California  My Commission Expires  SEE ATTACHED CALIFORNIA ACKNOWLEDGMEN

## **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 ofSAN DIEGO	·
On 10/12/2021 before me,	GEORGE MOUAWAD, NOTARY PUBLIC (insert name and title of the officer)
subscribed to the Mithin Instrument and acknow	vidence to be the person(s) whose name(s) is/are reduced to me that he/she/they executed the same in
I certify under PENALTY OF PERJURY under t paragraph is true and correct.	he laws of the State of California that the foregoing
WITNESS my hand and official seal.  Signature <u>Joye Jaan ad</u>	GEORGE MOUAWAD COMM. #2374514 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Commission Expires OCTOBER 4, 2025  (Seal)