



2022-002981
Klamath County, Oregon
03/10/2022 09:58:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

Grantor:
The Estate of James Edward Allen, Deceased
839 Rose St.
Klamath Falls, OR 97601

Grantee:
Hugo Valadez and Maribel Panuco-Cibrian
1505 Madison St
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Hugo Valadez and Maribel Panuco-Cibrian
1505 Madison St
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Hugo Valadez and Maribel Panuco-Cibrian
1505 Madison St
Klamath Falls, OR 97603

File No. 524572AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 7th day of March, 2022, by and between Patricia Sue Bessey the duly appointed, qualified and acting Personal Representative of the Estate of James Edward Allen, deceased, Probate Case No. 21PB07656, filed in Klamath County, hereinafter called the first party, and

Hugo Valadez and Maribel Panuco-Cibrian, with right of survivorship,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 359 in Block 123 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$165,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever. IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 8 day of March, 2022

Patricia Sue Bessey

Patricia Sue Bessey, Personal Representative for the Estate
of James Edward Allen, Deceased.

STATE of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 8, 2022

by Patricia Sue Bessey as Personal Representative for the Estate of James Edward Allen, deceased.

Melissa R Cook

Notary Public for Oregon

My commission expires

3/15/22

