2022-004757
Klamath County, Oregon

00298700202200047570020025

04/14/2022 10:20:00 AM Fee: $87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Marion Clifford
3915 Monrovia Way
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

Steven E. Nichols, Personal Representative of the **Estate of Angela Claire Nichols**, deceased, under **Klamath County Circuit Court Case No. 21PB03645**, Grantor, conveys to **Marion Clifford**, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

Lot 1 in Block 21 of Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 3915 Monrovia Way, Klamath Falls, Oregon 97601
Tax Account No. 3809-012CD-01700 Key No.: 565775

SUBJECT TO A JP Morgan Chase Bank N.A. Deed of Trust signed July 30, 2019 and recorded in Klamath County Deed Records as Document No. 2019-008669 on July 31, 2019. The principal balance owed to JP Morgan Chase Bank as of February 2, 2021 is $257,929.04. X MC

There is no consideration for this conveyance. The deed is issued pursuant to court order distributing estate assets.

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.

Dated this 18 day of February, 2022.

GRANTOR

Steven E. Nichols

Steven E. Nichols, Personal Representative

STATE OF CALIFORNIA)
) ss
County of San Mateo)

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.

On February 18th, 2022, before me, Manuel A. Corral, a Notary Public, personally appeared **Steven E. Nichols**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

MANUEL A. CORRAL
COMM. # 2337238
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. NOV. 13, 2024
MGC1

Signature: _____

Acknowledged and Accepted by Grantee:

Marion Clifford

Marion Clifford

4-12-2022

Date