



08/09/2022 11:22:02 AM

Fee: \$87.00

PERSONAL REPRESENTATIVE DEED

Nannette Ochoa, Claiming Successor

Grantor

Nannette Ochoa
330 County Road 169
Tulelake, CA 96134

Grantee

After recording return and

Send Tax Statements to:

Epifanio Ochoa-Guillen
330 County Road 169
Tulelake, CA 96134

Oaks Law Office
Returned at Counter

DEED OF PERSONAL REPRESENTATIVE

CONSIDERATION: No consideration has been given or paid for this transfer, the purpose being to transfer property for estate distribution.

Nannette Ochoa, the duly appointed, qualified and acting personal representative of the Estate of Elena Guillen, deceased, Klamath County Probate Number 21PB038096, grantor, hereby conveys to Epifanio Ochoa-Guillen, the grantee, pursuant to the Limited Judgment Approving Settlement Agreement in Klamath County Circuit Court Probate Number 21PB038096, that real property situated in Klamath County, Oregon described as follows:

Legal Description attached as Exhibit A.

More commonly known as: 239 N. Elm Street, Merrill, OR 97633

Map/Tax lot #: 4110-001CD-00300

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.

Estate of Elena Guillen

Dated: 8/4/22

Nannette Ochoa Grantor
Nannette Ochoa, Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on this 4 day of August, 2022 by
Nannette Ochoa, personal representative.

Liberty Husser
Notary Public
My Commission Expires: June 25,

June 30, 2025 LH

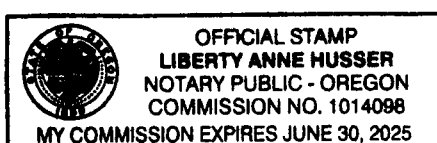


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

All of Lot 10 of SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 32 feet of said Lot 10.

PARCEL 2

Commencing at the Northeast corner of Lot 10 above described; extending thence North along the East line extended of above mentioned Sunshine Tracts, a distance of 55 feet; thence West and parallel to the North line of said Lot 10, a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South a distance of 55 feet, more or less, to the Northwest corner of said Lot 10; thence East 131.7 feet to the point of beginning, being a portion of the E1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.