

2023-001395  
Klamath County, Oregon



02/28/2023 02:21:09 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:  
Robert Guptill  
63304 Brightwater Drive  
Bend, OR 97701

GRANTEE'S NAME AND ADDRESS:  
Bengy Francis Guptill, **Jr.**  
7344 Elizabeth  
Vacaville, CA 95688

SEND TAX STATEMENTS TO:  
Bengy Francis Guptill  
7344 Elizabeth  
Vacaville, CA 95688

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 17<sup>th</sup> day of FEBRUARY, 2023, by and between **ROBERT GUPTILL**, the duly appointed, qualified and acting personal representative of the estate of **TERRY DENNIS GUPTILL**, deceased, hereinafter called the first party, and **BENGY FRANCIS GUPTILL, Jr.** 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

**The SW ¼ of the SW ¼ of the SW ¼ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of Terry Dennis Guptill, Klamath County Circuit Court Case No. 21PB05622.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

**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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

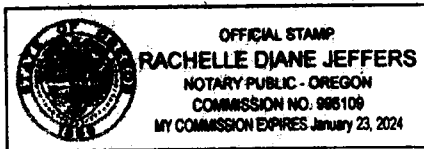
Robert Guptill

ROBERT GUPTILL

Personal Representative

STATE OF OREGON; County of Deschutes ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 17<sup>th</sup> day of February, 2023, by, ROBERT GUPTILL as personal representative of the Estate of TERRY DENNIS GUPTILL, Klamath County Circuit Court Case No. 21PB05622.



Rachelle Jeffers

NOTARY PUBLIC FOR OREGON

My Commission expires: 01/23/2024