

2023-004850

Klamath County, Oregon

06/23/2023 02:34:02 PM

Fee: \$107.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

The Legacy Lawyers, P.C.

18841 Macarthur Blvd., Suite 300

Irvine, CA 92612

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Manuel Moreno as Conservator of the Estate for Gloria Moreno, Quit Claim Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Manuel Moreno as Conservator of the Estate for Gloria Moreno

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

The Estate of Gloria Moreno

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Manuel Moreno

9600 Banyan St.

Rancho Cucamonga, CA 91737-2216

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:**

The Legacy Lawyers, P.C.
18872 Macarthur Blvd. Suite 300
Irvine, California 92612

MAIL TAX STATEMENTS TO:

Manuel Moreno
9600 Banyan St
Rancho Cucamonga, CA 91737-2216
United States

ABOVE THIS LINE FOR RECORDER'S USE ONLY

OREGON QUIT CLAIM DEED

STATE OF OREGON
KLAMATH COUNTY

MANUEL MORENO, as the Conservator of the Estate for Gloria Moreno, the conservatee, pursuant to the order of the Superior Court of California, County of Los Angeles, made on December 16, 2021, in the matter of the Conservatorship of the Estate of Gloria Moreno, case no. 19STPB09767 authorizing transfer of real property and directing the execution of a conveyance, hereby conveys to Manuel Moreno, as trustee of the First Amendment and Complete Restatement of the Tony A. and Gloria D. Moreno Living Trust of 2008 Established Pursuant to Court Order, under Probate Code Section 2580, without any representation, warranty, or covenant of any kind, express or implied, all right, title, interest, and estate of the conservatee in the real property in the County of Klamath, Oregon, described as follows:

Lot 40, Block 17 of Oregon Pines.

The true consideration for this conveyance is ZERO DOLLARS (\$0.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation

Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 9 day of June, 2023.

Manuel E. Moreno
MANUEL MORENO, CONSERVATOR OF
ESTATE FOR GLORIA MORENO
9600 Banyan St
Rancho Cucamonga, CA 91737-2216

ACKNOWLEDGMENT

State of California)

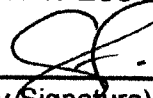
)

County of San Bernardino)

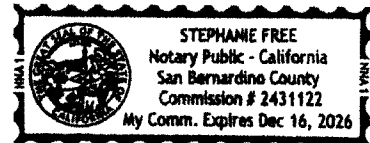
On June 09, 2023, before me, Stephanie Free, a notary public, personally appeared Manuel Moreno, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person(s) 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.


(Notary Signature)

(Seal)



GC-350

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):

After recording return to:

Edward J. Babakhani Esq. SBN: 316524

THE LEGACY LAWYERS, P.C.

10221 Slater Avenue, Suite 106

Fountain Valley, CA 92708

TEL NO.: (714) 963-7543 FAX NO. (optional): (714) 963-3012

E-MAIL ADDRESS (optional): ebabakhani@thelegacylawyers.com

ATTORNEY FOR (name): Manuel Eddie Moreno

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS: 111 North Hill Street

CITY AND ZIP CODE: Los Angeles, 90012

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

CONSERVATORSHIP OF (name):

GLORIA D. MORENO

CASE NUMBER:

19STPB09767

CONSERVATEE

LETTERS OF CONSERVATORSHIP

☐ Person ☒ Estate ☐ Limited Conservatorship

1. ☒ (Name): Manuel Eddie Moreno is the appointed ☒ conservator ☐ limited conservator of the ☐ person ☒ estate of (name): GLORIA D. MORENO
2. ☐ (For conservatorship that was on December 31, 1980, a guardianship of an adult or of the person of a married minor) (Name):

was appointed the guardian of the ☐ person ☐ estate by order dated (specify): and is now the conservator of the ☐ person ☐ estate of (name):

3. ☐ Other powers have been granted or conditions imposed as follows:

- a. ☐ Exclusive authority to give consent for and to require the conservatee to receive medical treatment that the conservator in good faith based on medical advice determines to be necessary even if the conservatee objects, subject to the limitations stated in Probate Code section 2356.
- (1) ☐ This treatment shall be performed by an accredited practitioner of the religion whose tenets and practices call for reliance on prayer alone for healing of which the conservatee was an adherent prior to the establishment of the conservatorship.
- (2) ☐ (If court order limits duration) This medical authority terminates on (date):
- b. ☐ Authority to place the conservatee in a care or nursing facility described in Probate Code section 2356.5(b).
- c. ☐ Authority to authorize the administration of medications appropriate for the care and treatment of dementia described in Probate Code section 2356.5(c).
- d. ☐ Powers to be exercised independently under Probate Code section 2590 are specified in Attachment 3d (specify powers, restrictions, conditions, and limitations).
- e. ☐ Conditions relating to the care and custody of property under Probate Code section 2402 are specified in Attachment 3e.
- f. ☐ Conditions relating to the care, treatment, education, and welfare of the conservatee under Probate Code section 2358 are specified in Attachment 3f.
- g. ☐ (For limited conservatorship only) Powers of the limited conservator of the person under Probate Code section 2351.5 are specified in Attachment 3g.
- h. ☐ (For limited conservatorship only) Powers of the limited conservator of the estate under Probate Code section 1830(b) are specified in Attachment 3h.
- i. ☐ powers granted or conditions imposed are specified in Attachment 3i.

4. ☐ The conservator is not authorized to take possession of money or any other property without a specific court order.

5. Number of pages attached:

WITNESS, clerk of the court, with seal of the court affixed.

Date: JAN 13 2022

Clerk, by SHEBBLR CARTER

Sukhwinder Saund

Deputy

Page 1 of 2

This form may be recorded as notice of the establishment of a conservatorship of the estate as provided in Probate Code § 1875.

Form Adopted for Mandatory Use
Judicial Council of California
GC-350 [Rev. July 1, 2015]

LETTERS OF CONSERVATORSHIP
(Probate—Guardianships and Conservatorships)

Probate Code, §§ 1834,
2880–2893;
Code of Civil Procedure, § 2015.6
www.courts.ca.gov



CONSERVATORSHIP OF (name): GLORIA D. MORENO

CONSERVATEE

CASE NUMBER:

19STPB09767

NOTICE TO INSTITUTIONS AND FINANCIAL INSTITUTIONS
(Probate Code sections 2890–2893)

When these *Letters of Conservatorship* (Letters) are delivered to you as an employee or other representative of an *institution* or *financial institution* (described below) in order for the conservator of the estate (1) to take possession or control of an asset of the conservatee named above held by your institution (including changing title, withdrawing all or any portion of the asset, or transferring all or any portion of the asset) or (2) to open or change the name of an account or a safe-deposit box in your financial institution to reflect the conservatorship, you must fill out Judicial Council form GC-050 (for an institution) or form GC-051 (for a financial institution). An officer authorized by your institution or financial institution must date and sign the form, and you must file the completed form with the court.

There is no filing fee for filing the form. You may either arrange for personal delivery of the form or mail it to the court for filing at the address given for the court on page 1 of these Letters.

The conservator should deliver a blank copy of the appropriate form to you with these Letters, but it is your institution's or financial institution's responsibility to complete the correct form, have an authorized officer sign it, and file the completed form with the court. If the correct form is not delivered with these Letters or is unavailable for any other reason, blank copies of the forms may be obtained from the court. The forms may also be accessed from the judicial branch's public Web site free of charge. The Internet address (URL) is www.courts.ca.gov/forms/. Select the form group *Probate—Guardianships and Conservatorships* and scroll down to form GC-050 for an institution or form GC-051 for a financial institution. The forms may be printed out as blank forms and filled in by typewriter or may be filled out online and printed out ready for signature and filing.

An *institution* under California Probate Code section 2890(c) is an insurance company, agent, or broker; an investment company; an investment bank; a securities broker-dealer; an investment advisor; a financial planner; a financial advisor; or any other person who takes, holds, or controls an asset subject to a conservatorship or guardianship other than a financial institution. Institutions must file a *Notice of Taking Possession or Control of an Asset of Minor or Conservatee* (form GC-050) for an asset of the conservatee held by the institution. A single form may be filed for all affected assets held by the institution.

A *financial institution* under California Probate Code section 2892(b) is a bank, a trust, a savings and loan association, a savings bank, an industrial bank, or a credit union. Financial institutions must file a *Notice of Opening or Changing a Guardianship or Conservatorship Account or Safe-Deposit Box* (form GC-051) for an account or a safe-deposit box held by the financial institution. A single form may be filed for all affected accounts or safe-deposit boxes held by the financial institution.

LETTERS OF CONSERVATORSHIP

AFFIRMATION

I solemnly affirm that I will perform according to law the duties of ☒ conservator ☐ limited conservator.

Executed on (date): 12/17/21, at (place): Rancho Cucamonga, CA

Manuel Eddie Moreno

(TYPE OR PRINT NAME)



(SIGNATURE OF APPOINTEE)

CERTIFICATION

I certify that this document, including any attachments, is a correct copy of the original on file in my office, and that the Letters issued to the person appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.



Date: JAN 13 2022

Clerk, by SHERRI R. CARTER



Sukhwinder Saund