

2023-007364

Klamath County, Oregon



00319137202300073640010016

08/28/2023 11:52:34 AM

Fee: \$82.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Teresa Cobain
P.O. Box 534
Malin, OR 97632

PERSONAL REPRESENTATIVE'S DEED

TERESA COBIAN, Personal Representative of the ESTATE OF ISABEL ALONZO BANALES (*aka* ISABEL ALONZO), Grantor, does hereby grant, bargain, sell and convey unto TERESA COBIAN in her individual capacity, Grantee, 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 in the County of Klamath, State of Oregon, described as follows:

Lots 19, 20 and 21 in Block 51, Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, including but not limited to the following: Right of way, including the terms and provisions thereof, from George Brothanek and Martha Brothanek, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated August 7, 1963, recorded October 1, 1963, in Volume 348 page 360, Deed records of Klamath County, Oregon.

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.

The true consideration paid for this transfer is an inheritance, and stated in terms of dollars, is \$0.00.

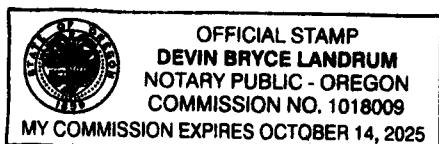
DATED this 10 day of February, 2023.

to

Teresa Cobian, Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of February, 2023, by Teresa Cobian.



Devin Landrum

NOTARY PUBLIC FOR OREGON
My Commission expires: 10-14-25