

**After Recording Return to:**  
John C. Urness, OSB #833413  
Thorp, Purdy, Jewett, et al.  
1011 Harlow Road, Suite 300  
Springfield, OR 97477

**2023-010440**  
Klamath County, Oregon  
12/05/2023 03:52:01 PM  
Fee: \$92.00

**Until a change is requested,**  
**send all tax statements to:**  
Ronald P. Bacas, Trustee  
15795 Mussey Grade Rd.  
Ramona, CA 92065

### **PERSONAL REPRESENTATIVE'S DEED**

Ronald P. Bacas, Personal Representative of the Estate of Albert R. Bacas, deceased, Lane County Circuit Court Case No. 22PB05706, Grantor, conveys to Ronald P. Bacas, Trustee of The Bacas Estate Living Trust, Grantee, all of the interest the Estate of Albert R. Bacas has by operation of law or otherwise, in the following described real property located in Klamath County, Oregon:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
10, TOWNSHIP 25 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN,  
KLAMATH COUNTY, OREGON.

*Tax Account No. 160079;*  
*Assessor's Map Tax Lot No. 2508-01000-03100*  
*Site Address: 3100 TL Schoonover 1, Crescent City, 97733*

SUBJECT TO AND EXCEPTING: Covenants, Conditions, Restrictions, and Easements of Record.

Copies of the death certificates of Albert R. Bacas and Gerda Bacas are attached hereto.

The true and actual consideration for this conveyance is: \$0; Distribution from Estate.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*Notarial Acknowledgement on Next Page*

DATED this 1st day of december 2023.

Estate of Albert R. Bacas, deceased

Ronald P Bacas  
Ronald P. Bacas, Personal Representative

STATE OF CALIFORNIA )  
County of \_\_\_\_\_ ) ss.

The above instrument was acknowledged before me by Ronald P. Bacas, Personal Representative of the Estate of Albert R. Bacas, deceased, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

Attached  
Notary

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

State of California

County of San Diego

On 12/1/2023 before me, Nicole Pfeiffer, Notary Public

Date

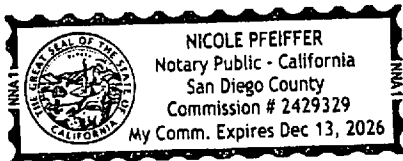
Here Insert Name and Title of the Officer

personally appeared Ronald P. Bacas  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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(s) on the instrument the person(s), 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.



Place Notary Seal and/or Stamp Above

Signature Nicole Pfeiffer  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Personal Representative's Deed

Document Date: 12.1.2023 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_