

AFTER RECORDING RETURN TO:

Parks & Ratliff  
620 Main Street  
Klamath Falls OR 97601



00323806202400001600020023

01/05/2024 02:38:31 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Teresa Cobian, Personal Representative of  
The Estate of Isabel Alonzo Banales  
P.O. Box 534  
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Teresa Cobian and Jose Alonzo  
P.O. Box 534 1611 Dayton Street  
Malin, OR 97632 Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Jose Alonzo  
1611 Dayton Street  
Klamath Falls, OR 97603

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE Made this 5<sup>th</sup> day of January, 2024, by and between Teresa Cobian, the duly appointed, qualified and acting personal representative of the estate of **Isabel Alonzo Banales**, deceased, hereinafter called the first party, and Teresa Cobian and Jose Alonzo, 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:

Lot 6 in Block 63 of the Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Together with a 1976 PARAM Manufactured Home, Plate #X130534.

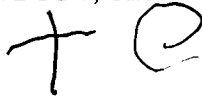
Together with the East 2 feet of Fift Street between Blocks 32 and 63 from the South boundary of Rosicky Avenue south to the North boundary of Rush Avenue, as vacated by Ordinance No. 180 and recorded April 11, 1980 in Volume M80 Page 6900, Deed records of Klamath County, Oregon.

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 Isabel Alonzo Banales, Klamath County Circuit Court Case No. 23PB01337.

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


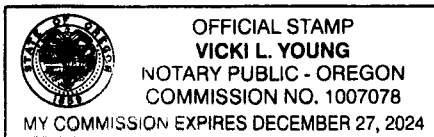
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.



Teresa Cobian,  
Personal Representative

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5<sup>th</sup> day of January, 2024, by Teresa Cobian, as personal representative of the Estate of Isabel Alonzo Banales.



NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-2024