



THIS SPACE RESERVED FOR RECORDER'S USE.

Grantor:

Estate of Wilfredo Contreras  
555 Del Monte ST  
Pasadena, CA 91103

Grantee:

Kisanak Roongruangyot  
13417 Ottoman Street  
Pacoima, CA 91331

AFTER RECORDING RETURN TO:

Kisanak Roongruangyot  
13417 Ottoman Street  
Pacoima, CA 91331

Until a change is requested all tax statements  
shall be sent to the following address:

Kisanak Roongruangyot  
13417 Ottoman Street  
Pacoima, CA 91331

File No. 620922AM

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 9th day of February 2024, by and between Ian Pierce Contreras the duly appointed, qualified and acting personal representative of the estate of Wilfredo Contreras, deceased, Probate Case No. 22PB08436, filed in Clackamas County, hereinafter called the first party, and

Kisanak Roongruangyot,

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 said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the 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 1162 RUNNING Y RESORT, PHASE 13, TRACT 1429. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**


The true and actual consideration paid for this transfer, stated in terms of dollars is \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

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

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 09<sup>th</sup> day of February 2024

  
\_\_\_\_\_  
Ian Pierce Contreras, Personal Representative for the  
Estate of Wilfredo Contreras, Deceased.

STATE of \_\_\_\_\_, County of \_\_\_\_\_ ) ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_  
by Ian Pierce Contreras as Personal Representative for the Estate of Wilfredo Contreras.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires \_\_\_\_\_

See Attached  
California-Compliant  
Notarial Certificate  
Signed by Alex A. Allen

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 Los Angeles

On 09 FEB 2024 before me, Alex A. Allen, a notary public, personally appeared

Ian Pierce Contreras

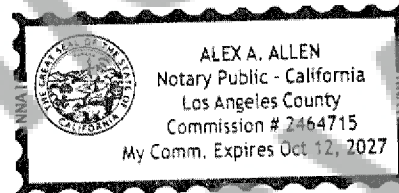
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.



(Notary Public's Signature)



(Notary Public's Seal)

CA Civil Code § 1189

Optional Information About The Document This Notarial Certificate Is Attached To And Made A Part Of:

Title or Type: Personal Representative's Deed (OR)

Date: 09 FEB 2024 (date of execution) AA

Number of Pages: 2 (two)

Additional Notes: Pages are unnumbered. AA

Optional Information About The Notary Public:

Name: Alex A. Allen

State of Commission: California

Commission Number: 2464715

Commission Expires: October 12, 2027

Primary County: Los Angeles

Mailing Address: 530 South Lake Avenue, #715, Pasadena, California 91101, USA

Email Address: alex@alexthenotary.com

Phone Number: (626) 808-3030