

2024-003266

Klamath County, Oregon

04/29/2024 03:14:02 PM

Fee: \$87.00

Rosaura Miller, Personal Representative,
Estate of Herminia Carriero Espinoza,
aka Herminia Carriero, **Grantor**
Juan Jorge Bernal, **Grantee**

After recording return to:

Wendy Miki Glaus
Horner Law, LLP
250 NW Franklin Ave, Suite 101
Bend, OR 97703
541-382-4980

**Until a change is requested, all tax statements
must be sent to the following address:**

Juan Jorge Bernal
4781 Shasta Way
Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

The true consideration for this conveyance is a distribution from the Estate.

ROSAURA MILLER, the duly appointed, qualified, and acting Personal Representative of the Estate of Herminia Carriero Espinoza, aka Herminia Carriero, deceased, Klamath County Probate Number 23PB08128, Grantor, hereby conveys to JUAN JORGE BERNAL, Grantee, that real property situated in Klamath County, Oregon, described as follows:

The Southerly 97 feet of Tracts 31 and 32 of LEWIS TRACTS, Klamath County, Oregon,

Commonly known as: 4781 Shasta Way, Klamath Falls, Oregon 97603.

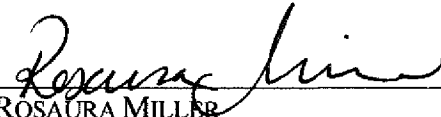
This property is free from encumbrances except for those of record.

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

Grantor:

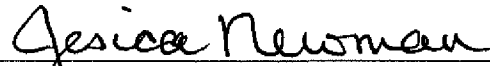
ESTATE OF HERMINIA CARRIERO ESPINOZA,
AKA HERMINIA CARRIERO



ROSAURA MILLER
Personal Representative

STATE OF OREGON, County of Klamath: ss.

This instrument was acknowledged before me on April 23, 2024, by ROSAURA MILLER, Personal Representative.



Notary Public for Oregon
My Commission Expires: 1/7/2025

