



2024-005396
Klamath County, Oregon
06/26/2024 03:06:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of John Francis McNamara II
3965 Evelyn AVE
Rocklin, CA 95677

Grantee:
Casey Blevins and Heidi Vaughn
837 Lakeshore Dr.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Casey Blevins and Heidi Vaughn
837 Lakeshore Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Casey Blevins and Heidi Vaughn
837 Lakeshore Dr.
Klamath Falls, OR 97601

File No. 634766AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 17th day of June 2024, by and between
Patricia Arevalos the duly appointed, qualified and acting personal representative of the estate of John Francis McNamara II, deceased, Probate Case No. 24PB03254, filed in Klamath County,
hereinafter called the first party, and

Casey Blevins and Heidi Vaughn, with right of survivorship,

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:

Parcel 1 of Land Partition 105-06, being a replat of Lot 8 of "LAKESHORE GARDENS", situated in the NE1/4 SE1/4 of Section 25, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$399,900.00. 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 17th day of June, 2024

Patricia Arevalos
Patricia Arevalos Personal Representative for the
Estate of John Francis McNamara II, Deceased.

STATE of _____, County of _____) ss.

This instrument was acknowledged before me on _____, 20____
by Patricia Arevalos as Personal Representative for the Estate of John Francis McNamara II.

Notary Public for _____

My commission expires 1-12-2026

ACKNOWLEDGMENT

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 PLACER)

On JUNE 17, 2024 before me, YOLANDA ADAMS, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared PATRICIA AREVALOS
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.

Signature  (Seal)

