



2024-006656
Klamath County, Oregon
07/31/2024 08:37:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Charles Case

143 N San Pedro Rd.

San Rafael, CA 94903

Grantee:

Edward Chavez

9405 La Alba Dr.

Whittier, CA 90603

AFTER RECORDING RETURN TO:

Edward Chavez

9405 La Alba Dr.

Whittier, CA 90603

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

Edward Chavez

9405 La Alba Dr.

Whittier, CA 90603

File No. 639880AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 24 day of July, 2024, by and between
Tamara Case the duly appointed, qualified and acting personal representative of the estate of Charles
Case, also known as Charles Vincent Case, deceased, Probate Case No. 24PB03722, filed in Klamath
County,

hereinafter called the first party, and

Edward Chavez,

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:

**Lots 2, 3 and 4, Block 3, TERWILLIGER ADDITION to the Town of Merrill, in the County of
Klamath, State of Oregon**

The true and actual consideration paid for this transfer, stated in terms of dollars is \$300,000.00.
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 24 day of July, 2024

Tamara Case
of Tamara Case Personal Representative for the Estate
Charles Case, also known as Charles Vincent Case,
Deceased.

STATE of _____, County of _____) ss. see attached CA acknowledgment
7-24-2024

This instrument was acknowledged before me on _____, 20____
by Tamara Case as Personal Representative for the Estate of Charles Case, also known as Charles Vincent Case.

Notary Public for Marin County, CA
My commission expires May 18, 2025

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 Marin

On 7-24-2024 before me, Kathleen Murphy, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tamara Case
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.

Signature Kathleen Murphy
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 Representatives Deed

Document Date: 7-24-2024 Number of Pages: two

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tamara Case

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: Personal representative

Signer is Representing: for the Estate

Charles Vincent Case

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____