



2024-007659
Klamath County, Oregon
09/03/2024 08:46:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
Estate of Stephen Langley Whitman, deceased
7512 N. 45th Circle
Glendale, AZ 85301

Grantee:
Victor Alonzo-Zamora and Eusebio Alonzo
PO Box 252
Malin, OR 97632

AFTER RECORDING RETURN TO:
Victor Alonzo-Zamora and Eusebio Alonzo
PO Box 252
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Victor Alonzo-Zamora and Eusebio Alonzo
PO Box 252
Malin, OR 97632

File No. 643536AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 28th day of August, 2024, by and between
Katherine Jones the duly appointed, qualified and acting personal representative of the estate of
Stephen L. Whitman, deceased, Probate Case No. 24PB01602, filed in Klamath County,
hereinafter called the first party, and

Victor Alonzo-Zamora and Eusebio Alonzo, 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:

See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars is \$75,000.00. 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 28th day of August, 2024

Katherine Jones
Katherine Jones, Personal Representative for the
Estate of Stephen L. Whitman, Deceased.

STATE of Arizona, County of Maricopa) ss.

This instrument was acknowledged before me on 28th day of August, 2024
by Katherine Jones, as Personal Representative for the Estate of Stephen L. Whitman.

[Signature]
Notary Public for Maricopa
My commission expires August 31st 2027

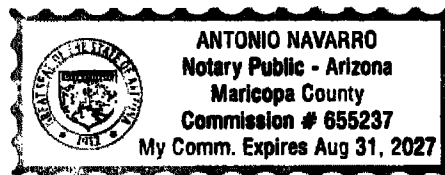


EXHIBIT 'A'

A parcel laying in the S½ SW¼ NW¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The Westerly 67.5 feet of the following described tract:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 612 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence, continuing North 88° 57" East a distance of 135 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S½ SW¼ NW¼ of Section 11;

thence South 88° 58' West along said North line of the S½ SW¼ NW¼ of Section 11, a distance of 135 feet to an iron pin;

thence South 1° 12' East a distance of 331.5 feet, more or less to the point of beginning.

EXCEPT the South 30 feet across County Road.