



THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:
The Estate of Jon Ahmad Nuljon, Deceased
3003 Salena Street
Saint Louis, MO 63118

Grantee:
Melissa E Bernier
6313 Dennis Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
Melissa E Bernier
6313 Dennis Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Melissa E Bernier
6313 Dennis Dr.
Klamath Falls, OR 97603

File No. 657970AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 2 day of December, 2024, by and between
Miriam Corinne Gregor the duly appointed, qualified and acting personal representative of the
estate of **Jon Ahmad Nuljon**, deceased, Probate Case No. 24PB07520, filed in Klamath County,
hereinafter called the first party, and

Melissa E Bernier,

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 4, Block 1, FIRST ADDITION TO EASTMOUNT, 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 \$235,000.00.
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 3rd day of December, 2024

Miriam Corinne Gregor

Miriam Corinne Gregor Personal Representative for
the Estate of Jon Ahmad Nuljon, Deceased.

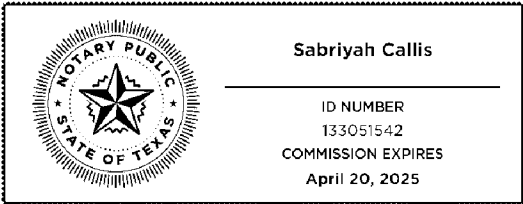
STATE of Texas, County of Harris) ss.

This instrument was acknowledged before me on December 3rd, 2024

by Mirium Corinne Gregor as Personal Representative for the Estate of Jon Ahmad Nuljon.

Sabriyah Callis

Notary Public for State of Texas
My commission expires 04/20/2025



Electronically signed and notarized online using the Proof platform.