

2024-010484

Klamath County, Oregon

12/04/2024 02:13:01 PM

Fee: \$87.00

RECORDING REQUESTED BY:

Western Title and Escrow Company
1777 SW Chandler Avenue, Suite 100
Bend OR 97702

AFTER RECORDING RETURN TO:

Derek Michael Marc Williams and
Candace Marie Williams
152106 Silver Spur Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Derek Michael Marc Williams and
Candace Marie Williams
152106 Silver Spur Road
La Pine, OR 97739

152106 Silver Spur Road, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Christina Ferreira, the duly appointed, qualified and acting personal representative of the estate of **Charles William Ferreira**, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **24PB01293**, Grantor, conveys to **Derek Michael Marc Williams and Candace Marie Williams, as tenants by the entirety**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 8 in Block 8 of WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

The true consideration for this conveyance is Two Hundred One Thousand Two Hundred Ten And No/100 Dollars **(\$201,210.00)**.

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

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Charles W. Ferreira, deceased

By: Christina Ferreira 11.15.24
Christina Ferreira, Personal Representative Date

State of CALIFORNIA
County of SAN LUIS OBISPO

This instrument was acknowledged before me on 11/15/2024 by Christina Ferreira, as Personal Representative for Estate of Charles W. Ferreira, deceased.

Kim Elliott
Notary Public - State of CALIFORNIA

My Commission Expires: 1/16/2025

