



After recording return to:
SARMAS, LLC
973 Harbor Isle Boulevard
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
SARMAS, LLC
973 Harbor Isle Boulevard
Klamath Falls, OR 97601

File No.: 7161-4221154 (JC)
Date: December 05, 2024

2024-010645

Klamath County, Oregon

12/09/2024 01:39:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Carolyn E. Oliver the duly appointed, qualified and acting personal representative of the estate of **Billy Keith Rice, deceased Probate No. 24PB06297**, conveys to **SARMAS, LLC, an Oregon limited liability company** that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 8, Block 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$152,000.00.**

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

APN: 373517

Personal Representative's Deed
- continued

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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.

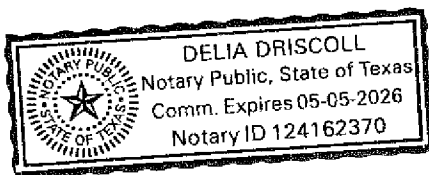
Dated this 6th day of December, 2024.

The Estate of Billy Keith Rice, deceased Probate No.
24PB06297

By: Carolyn E. Oliver Personal Representative
Carolyn E. Oliver as Personal Representative

STATE OF Texas)
County of McLennan)ss.

This instrument was acknowledged before me on this 6th day December,
2024 by Carolyn E. Oliver, as personal representative of the estate of Billy Keith Rice



[Signature]
Notary Public for Texas
My Commission Expires: 5/5/2026