

2025-000079

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Estate of Rito Delgado
Tarita Delgado, Personal Representative
3675 Homedale Road
Klamath Falls, Oregon 97603



00337401202500000790020023

01/06/2025 01:23:37 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Tarita Delgado
3675 Homedale Road
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee
3675 Homedale Road
Klamath Falls, Oregon 97603

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 2nd day of January, 2025 by and between **Tarita Delgado, Personal Representative of the Estate of Rito Delgado, deceased, Klamath County Circuit Court Case No. 21PB09243**, hereinafter called the First Party and **Tarita Delgado**, Individually, hereinafter called the Second Party.

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby being 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 assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

A portion of Homedale Tract #25 more particularly described as:

Commencing at the Southwest corner of said Lot 25, thence North 0° 20' East, 5.60 feet to the true point of beginning; thence South 88° 10' East, 87.79 feet; thence North 1° 11' East, 78.01 feet to the North boundary of the above described tract; thence North 48° 44' West along said boundary 117.69 feet, to the East boundary of Homedale Road; thence South 0° 20' West, 152.80 feet to the true point of beginning. Being a portion of Homedale Tract #25, Klamath County Oregon.

Map Tax Lot #3909-011AD-04200

Account #549856

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said estate.

"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 AND 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, AND 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 said First Party has executed this instrument the 2nd day of January, 2025.

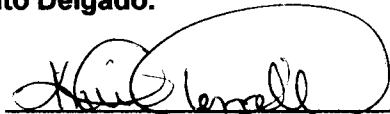


**Tarita Delgado, Personal Representative
of the Estate of Rito Delgado**

STATE OF OREGON)
) ss.
County of Klamath)

This record was acknowledged before me on the 2nd day of January, 2025 by **Tarita Delgado, Personal Representative of the Estate of Rito Delgado.**





Signature of Notarial Officer
Notary Public for the State of Oregon
My Commission Expires: 3-9-27