



After recording return to:
Martin Serafin Aguilar
8028 Big Buck Lane
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
Martin Serafin Aguilar
8028 Big Buck Lane
Klamath Falls, OR 97601

File No.: 7161-4230243 (SA)
Date: January 02, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Thomas M. Perry the duly appointed, qualified and acting personal representative of the estate of Sherry Ann Perry , deceased, Probate No. 23PB05110, conveys to Martin Serafin Aguilar 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 17 in Block 37 of Tract 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 \$289,000.00.

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: **502721**

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.

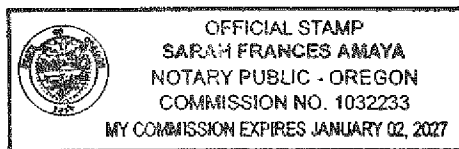
Dated this 16 day of January, 2025.

Estate of Sherry Ann Perry, deceased, Probate No.
23PB05110

By: Thomas M. Perry
Thomas M. Perry as Personal Representative

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 16 day of January, 2025 by Thomas M. Perry, as personal representative of the estate of Sherry Ann Perry, deceased, Probate No. 23PB05110 on behalf of the Estate.



[Signature]
Notary Public for Oregon
My Commission Expires: 12/2027