

After recording return to:
Jeffrey W. Foxx
Hornecker Cowling LLP
14 N Central Ave, Ste 104
Medford, OR 97501

2025-000616
Klamath County, Oregon
01/28/2025 11:24:01 AM
Fee: \$87.00

ADMINISTRATOR'S DEED

After recording tax statements
shall be sent to Grantee at the following address:
22507 Colton Court #1, Hayward, CA 94541

Pacita V. Perez, the duly appointed, qualified and acting Administrator/Personal Representative of the Estate of Bernard A. Deniz, deceased, appointed by the Klamath County, Oregon, Circuit Court in probate case #23PB07043, (the "Probate"), in her capacity as Administrator/Personal Representative, hereinafter referred to as Grantor [Grantor's address: PO Box 2343, El Cerrito, CA 94530], conveys and warrants to Pamela Deniz and Catherine Gould, Grantee, as tenants in common, the Probate's interest in and to the following described real property:

Block 23, Lot 1, 2nd Addition to Nimrod River Park, Klamath County, Oregon.

Subject to all conditions, covenants, restrictions, reservations, restrictions, easements, rights and rights of way of record.

[For information purposes only the following is provided: Tax Account #341393; Map: T36 R11 E S9A, Tax Lot #100; consisting of approx. 2.05 acres]

The true consideration for these conveyances is \$0.00, as this is a transfer by the Administrator to the above-named estate beneficiaries, as grantee pursuant to the General Judgment of Distribution entered in said Probate dated January 14, 2025.

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. **ORS 93.040.**

DATED this 23 day of January, 2025.

Estate of Bernard A. Deniz, deceased (the "Probate")

By: Pacita V. Perez
Pacita V. Perez, Estate Administrator/Personal Representative, Grantor

STATE OF CALIFORNIA)
) ss.
County of CONTRA COSTA)

Subscribed and sworn to before me this See attached day of CA, 2025, by Pacita V. Perez who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument in her above-referenced capacity for the Probate.

Acknowledgment.

Notary Public for California
My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

Valeriana Quinteros

