

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

153 SW 5th Street  
Redmond, OR 97756

**AFTER RECORDING RETURN TO:**

Jeffrey James Sency and Micaela Barranco  
PO Box 481  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

The Heirs and/or Devisees of Ana Maria Nunez  
639 North Buena Vista Street  
Burbank, CA 91505

142045  
TBD Inglewood Road, 148, La Pine, OR 97739

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**Gerardo Suner, Grantor, conveys to Gerardo Suner as Personal Representative of the Estate of Ana Marie Nunez under Case No. 2500002PB in the Circuit Court of Deschutes County, Oregon, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,**

Lot 148, Block 1, Tract 1060, SUN FOREST ESTATES, 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 to release all individual interest from Transfer on Death Deed recorded 2023-010806 (See ORS 93.030).

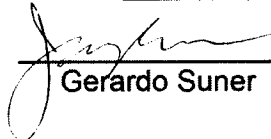
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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**

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(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.

Dated: 01/27/2025

  
Gerardo Suner

State of CALIFORNIA  
County of Los Angeles

This instrument was acknowledged before me on 1-27-25 by Gerardo Suner



Notary Public - State of CALIFORNIA

My Commission Expires: 10-14-2028

