

RECORDING REQUESTED BY:

Western Title & Escrow

153 SW 5th Street
Redmond, OR 97756

AFTER RECORDING RETURN TO:

Jeffrey James Sency
PO Box 481
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Jeffrey James Sency
PO Box 481
La Pine, OR 97739

142045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Gerardo Suner, the duly appointed, qualified and acting personal representative of the estate of Ana Maria Nunez, deceased, pursuant to proceedings filed in Circuit Court for Deschutes County, Oregon, Case No. **25PB00002**, Grantor, conveys to **Jeffrey James Sency and Micaela Barranco**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

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 is Sixty-Eight Thousand And No/100 Dollars **(\$68,000.00)**.

Subject to:

PERSONAL REPRESENTATIVE'S DEED

(continued)

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber

Special Assessment disclosed by the Klamath tax rolls:
For: Sun Forest Estates Road District

Restrictions and easements as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said land.

Reservations of all mineral rights, to be held 3/4 by Delbert Hale and 1/4 by E. Carlyle Smith, including the terms and provisions contained therein, in deed from Delbert Hale and Margaret B. Hale, husband and wife and E. Carlyle Smith and Phyllis M. Smith, husband and wife.
Recorded: October 25, 1966
Volume: M66, page 11271

The Company makes no representation as to the present ownership of any such interests.
There may be leases, grants, exceptions or reservations of interests that are not listed.

Articles of Association, including the terms and provisions thereof,
Recorded: September 19, 1972
Volume: M72, page 10581

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 19, 1972
Volume: M72, page 10585

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Sun Forest Estates Homeowner's Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc.
Recorded: March 2, 2000
Volume: M00, page 6586

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Heirs and/or Devisees of Ana Maria Nunez

By: Gerardo Suner 01/27/2025
Gerardo Suner, Personal Representative Date

State of CALIFORNIA
County of Los Angeles

This instrument was acknowledged before me on 1-27-25 by Gerardo Suner, as Personal Representative for The Heirs and/or Devisees of Ana Maria Nunez.

[Signature]

Notary Public - State of CALIFORNIA

My Commission Expires: 6-14-2028

