

2025-003093

Klamath County, Oregon

04/28/2025 08:28:01 AM

Fee: \$87.00

After recording, please send to:

Timothy Tucker

1455 Galindo Street Apt. 2150
Concord, CA 94520

* Please also send tax statements to above address.

SITUS: 144952 Birchwood Rd., La Pine, OR 97339

PERSONAL REPRESENTATIVE'S DEED

Timothy Tucker, Personal Representative of the Estate of Barbara A. Tucker, deceased, Klamath County Circuit Court Case No. 24PB08607, Grantor, hereby grants, bargains, sells, and conveys to Timothy Tucker, Grantee the real property and improvements located in Klamath County, Oregon that is legally described as follows:

Lot 72 Block 1 Sun Forest Estates according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, grantors have executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.



Timothy Tucker, Grantor
Personal Representative of the
Estate of Barbara A. Tucker

State of California }
County of Contra Costa

The above-mentioned person, Timothy Tucker, Personal Representative of the Estate of Barbara A. Tucker, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on April 24th, 2025.


Notary Public for California
My Commission Expires: 09-03-2027

SEE ATTACHED

ACKNOWLEDGMENT

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 that document.

State of California
County of CONTRA COSTA)

On 04/24/2025 before me, VERONICA DELIA ZESATI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Timothy Terrel Tucker
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Veronica Zesati (Seal)

