

2025-003418

Klamath County, Oregon

05/07/2025 01:11:01 PM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Isabella P. Alvarado, Esq.

Lynch Murphy McLane LLP

747 SW Mill View Way

Bend, Oregon 97702

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Decd of Personal Representative

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

John L. Panian, the duly appointed, qualified, and acting personal representative of the Estate of
Leonore Joan Goodeill, deceased, Klamath County probate number 24PB01955

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Leonard Panian, John L. Panian, and Jan Panian

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ ☒ Other

5) SEND TAX STATEMENTS TO:

John L. Panian

12360 Larchwood Drive

La Pine, OR 97739

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

**accordance with ORS 205.244: “RERECORDED AT THE REQUEST OF Klamath
County Assessor's Office**

TO CORRECT Legal Description

To: SUN FOREST ESTATES, BLOCK 10, LOT 7 & 8, Klamath County, Oregon.

**PREVIOUSLY RECORDED IN BOOK AND PAGE, OR AS
FEE/INSTRUMENT NUMBER 2025-003068 ”**

2025-003068
Klamath County, Oregon
04/25/2025 11:23:01 AM
Fee: \$87.00

After recording return to:

Isabella P. Alvarado, Esq.
Lynch Murphy McLane LLP
747 SW Mill View Way
Bend, OR 97702

*Until a change is requested, all tax statements
shall be sent to the following address:*

John L. Panian
12360 Larchwood Drive
La Pine, OR 97739

DEED OF PERSONAL REPRESENTATIVE

John L. Panian, the duly appointed, qualified, and acting personal representative of the Estate of Leonore Joan Goodcill, deceased, Klamath County probate number 24PB01955 ("Grantor"), hereby conveys an undivided one-third (1/3) interest to Leonard Panian, an undivided one-third (1/3) interest to John L. Panian, and an undivided one-third (1/3) interest to Jan Panian (collectively, "Grantees"), to that real property situated in Klamath County, Oregon, described as follows:

~~Lot 8 in Block 10, SUN FOREST ESTATES, Tract No. 1060,
according to the official plat thereof on file and of record in the
office of the County Clerk of Klamath County, Oregon.~~

Tax Account No 2310 03-Co 06000

SUN FOREST ESTATES,
BLOCK 10, LOT 7 & 8,
Klamath County, Oregon.

This property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$ None (Estate distribution).

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 ORS 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: April 23, 2025.

ESTATE OF LEONORE JOAN GOODEILL


John L. Panian, Personal Representative

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

This instrument was acknowledged before me on April 23, 2025, by John L. Panian, personal representative of the Estate of Leonore Joan Goodcill.




Notary Public for the State of Oregon