

2025-003445

Klamath County, Oregon

After recording return to:
Alyssa D. Slater, P.C.
P.O. Box 729
La Grande, OR 97850



00341606202500034450020028

05/08/2025 10:38:03 AM

Fee: \$87.00

Grantor:

Cytel G. Maginn, P.R.
12667 Scott Grant Rd.
Loma Rica, CA 95901

Grantees:

Cytel G. Maginn (Send All Tax Statements To)
12667 Scott Grant Rd.
Loma Rica, CA 95901

Blaise M. Gubler
214 Tana Lane
Livingston, MT 59047

Brandy M. Gubler
404 North Kennedy
Belgrade, MT 59714

DEED OF PERSONAL REPRESENTATIVE

CYTEL G. MAGINN, the duly appointed, qualified, and acting *Personal Representative of the Estate of NOMA J. McDANIEL deceased*, (Wallowa County Circuit Court Probate Case No. 24PB06298), *Grantor*, conveys equally to **CYTEL G. MAGINN, BLAISE M. GUBLER, and BRANDY M. GUBLER**, *Grantees*, all of Decedent's one-half interest (Klamath County Dissolution Case No. 86-0261-DI) in the following described real property situated in Klamath County, Oregon:

All that portion of Lots 1, 8, 9, 16 and 17 in Section 11 Township 36 South, Range 11 East, Willamette Meridian, lying Southerly of the boundary of Second Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and lying North of the Sprague River.

Subject to easements and rights of way of record and apparent on the land.

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.

The true and actual consideration for this conveyance is: \$0 - probate property transfer.

DATED: April 24, 2025.

Cytel Maginn
CYTEL G. MAGINN, *Personal Representative*
Estate of Noma J. McDaniel, deceased.

STATE OF CALIFORNIA, County of _____ .)) ss.

On _____, 2025, Cytel G. Maginn, *Personal Representative for the Estate of Noma J. McDaniel*, acknowledged the foregoing deed.

see attached form

Notary Public for California

CALIFORNIA ACKNOWLEDGMENT

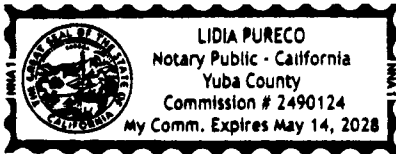
CIVIL CODE § 1189

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 Yuba }On April 24, 2025 before me, Lidia Pureco, notary public
Date Here Insert Name and Title of the Officerpersonally appeared Cytel G. Maginn
Name(s) of Signer(s)

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 Lidia Pureco
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Deed of Personal RepresentativeDocument Date: April 24, 2025 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____