

2025-003989

Klamath County, Oregon



00342282202500039890030031

05/27/2025 12:39:25 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:

Alyssa D. Slater, P.C.

P.O. Box 729

La Grande, OR 97850

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

DEED OF PERSONAL REPRESENTATIVE

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

CYTEL G. MAGINN, PERSONAL REPRESENTATIVE OF THE ESTATE OF NOMA J.

McDANIEL (Wallowa County Circuit Court Case No. 24PB06298)

12667 Scott Grant Rd., Loma Rica, CA 95901

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

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

Blaise M. Gubler - 214 Tana Lane, Livingston, MT59047

Brandy M. Gubler - 404 North Kennedy, Belgrade, MT 59714

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☒ Other**5) SEND TAX STATEMENTS TO:**

CYTEL G. MAGINN

12667 SCOTT GRANT RD.

LOMA RICA, CA 95901

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 CYTEL G. MAGINN, P.R. (Grantor) TO CORRECT Grantor (decedent's) vesting to: NOMA J. McDANIEL, WHO TOOK TITLE AS NOMA GUBLER PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER 2025-003445."

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: (who took title as Noma Gubler)

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.

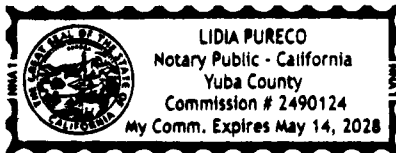
State of California

County of Yuba }

On April 24, 2025 before me, Lidia Pureco, notary public
Date Here Insert Name and Title of the Officer

personally 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

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Deed of Personal Representative

Document 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: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____