

2025-004377

Klamath County, Oregon

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, and does NOT affect the instrument. ORS 205.234



00342728202500043770050053

06/09/2025 03:04:19 PM

Fee: \$102.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Bertha Ulloa Miramontes

3137 1/2 Cannon Ave.

Klamath Falls, OR 97603

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Deed of Personal Representative

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Juan Ulloa

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Bertha Ulloa Miramontes

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: A sum other than money pursuant to an
estate distribution in Klamath County Case No. 22F

5. Send tax statements to:

ORS 205.234(1)(e)

Bertha Ulloa Miramontes

3137 1/2 Cannon Ave.

Klamath Falls, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed
by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of Bertha Ulloa Miramontes

to correct Deed of Personal Representative - incorrect first and last name of grantee

previously recorded in book and page , or as fee number 2025-003669 ."

Rebecca Whitney-Smith

2025-003669

Klamath County, Oregon



00341889202500036690020021

05/15/2025 03:46:17 PM

Fee: \$87.00

Grantor:

JUAN ULLOA

Personal Representative of the Estate of Victor Manuel Ulloa Caro

3416 Beverly Drive

Klamath Falls, Oregon 97603

Grantee:

BERTA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

BERTA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

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

BERTA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

JUAN ULLOA, the duly appointed, qualified, and acting Personal Representative of the Estate of Victor Manuel Ulloa Caro, deceased, Klamath County Circuit Court Case No. 22PB11523, Grantor, hereby conveys to BERTA MIRAMONTES, Grantee, the real property situated in Klamath County, Oregon commonly known as: 3137 Cannon Avenue, Klamath Falls, OR 97603, more specifically described as follows:

The West half of Lot 18 of Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 003CA 03100

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

The true consideration for this conveyance is a sum other than money pursuant to an estate distribution in the above mentioned probate matter.

DATED this 15 day of May, 2025.

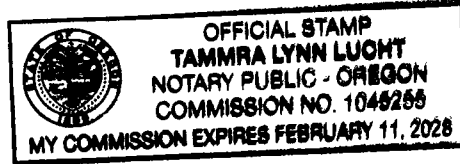
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Estate of Victor Manuel Ulloa Caro


JUAN ULLOA, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)



This instrument was acknowledged before me on the 15 day of May, 2025 by
JUAN ULLOA, Personal Representative.


Notary Public for Oregon
My Commission Expires: Feb 11, 2028

Personal Representative:
JUAN ULLOA
3416 Beverly Drive
Klamath Falls, Oregon 97603

Attorney For Personal Representative:
REBECCA WHITNEY-SMITH, OSB NO. 954551
121 South Sixth Street, Ste B
Klamath Falls, Oregon 97601
Phone: 541.885.9669
Fax: 541.884.6400
rebecca@whitneysmithlawfirm.com

Grantor:

JUAN ULLOA

Personal Representative of the Estate of Victor Manuel Ulloa Caro

3416 Beverly Drive

Klamath Falls, Oregon 97603

Grantee:

BERTHA ULLOA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

BERTHA ULLOA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

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

BERTHA ULLOA MIRAMONTES

3137 ½ Cannon Avenue

Klamath Falls, OR 97603

DEED OF PERSONAL REPRESENTATIVE

JUAN ULLOA, the duly appointed, qualified, and acting Personal Representative of the Estate of Victor Manuel Ulloa Caro, deceased, Klamath County Circuit Court Case No. 22PB11523, Grantor, hereby conveys to BERTHA ULLOA MIRAMONTES, Grantee, the real property situated in Klamath County, Oregon commonly known as: 3137 Cannon Avenue, Klamath Falls, OR 97603, more specifically described as follows:

The West half of Lot 18 of Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 003CA 03100

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

The true consideration for this conveyance is a sum other than money pursuant to an estate distribution in the above mentioned probate matter.

DATED this __ day of June, 2025.

///

Estate of Victor Manuel Ulloa Caro

JUAN ULLOA, Personal Representative

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the ____ day of June, 2025 by
JUAN ULLOA, Personal Representative.

Notary Public for Oregon
My Commission Expires:

Personal Representative:
JUAN ULLOA
3416 Beverly Drive
Klamath Falls, Oregon 97603

Attorney For Personal Representative:
REBECCA WHITNEY-SMITH, OSB NO. 954551
121 South Sixth Street, Ste B
Klamath Falls, Oregon 97601
Phone: 541.885.9669
Fax: 541.884.6400
rebecca@whitneysmithlawfirm.com