



THIS SPACE RESERVED FOR R

2025-005774

Klamath County, Oregon

07/07/2025 03:45:02 PM

Fee: \$97.00

Grantor:  
The Estate of Jerome Lee Sweetman

Grantee:  
The Difani Living Trust  
6586 Coopers Hawk RD  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:  
The Difani Living Trust  
6586 Coopers Hawk RD  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
The Difani Living Trust  
6586 Coopers Hawk RD  
Klamath Falls, OR 97601

Escrow No. 1003750

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 5<sup>th</sup> day of July 2025, by and between  
**John Kevin Sweetman the duly appointed, qualified and acting personal representative of the Estate of Jerome Lee Sweetman** , who acquired title as Jerry L. Sweetman, deceased, Probate Case No.24PB04021, filed in Klamath County, State of Oregon  
hereinafter called the first party, and  
  
**Dave Difani and Tinaka Difani, Trustees of The Difani Living Trust** ,  
  
hereinafter called the second party.

WITNESSETH:  
For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Parcel 3 of Land Partition 46-95 situated in the S1/2 SW1/4 and SW1/4 SE1/4, Section 28, the S1/2 SE1/4, Section 29, the NE1/4 and E1/2 NW1/4, Section 33, and the NE1/4 NW1/4 and the W1/2 NW1/4, Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of the Keno Worden Highway.**

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$260,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Executed this 5<sup>th</sup> day of July, 2025

John Kevin Sweetman

John Kevin Sweetman, Personal Representative of the Estate of Jerome Lee Sweetman

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July , 2025, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared John Kevin Sweetman known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of Jerome Lee Sweetman and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See Attached.  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## 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 SAN DIEGO

On 07/05/2025 before me, JILL ZERWEKH-MESLER, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared JOHN KEVIN SWEETMAN,  
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

A large, stylized handwritten signature in black ink, appearing to read "Jill Zerwekh-Mesler", written over a horizontal line.

(Seal)