



AFTER RECORDING RETURN TO:

Parks & Ratliff
620 Main Street
Klamath Falls OR 97601

2025-006192

Klamath County, Oregon

07/18/2025 12:57:01 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Langaoui Swerdloff, as Personal Representative
Of the Estate of Stanley Norman Swerdloff
PO Box 225
Chiloquin, OR 97620

GRANTEE'S NAME AND ADDRESS:

Brian Roberts and Samantha Roberts
PO Box 202
Crater Lake, OR 97604

SEND TAX STATEMENTS TO:

Brian Roberts and Samantha Roberts
PO Box 202
Crater Lake, OR 97604

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 16 day of July, 2025, by and between Langaoui Swerdloff, the duly appointed, qualified and acting personal representative of the estate of Stanley Norman Swerdloff, Klamath County Case No. 25PB04954 deceased, hereinafter called the first party, and Brian Roberts and Samantha Roberts, as tenants by the entirety, 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 second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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:

Lot 8 in Block 2 of PINE RIDGE ESTATES, UNIT 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$400,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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

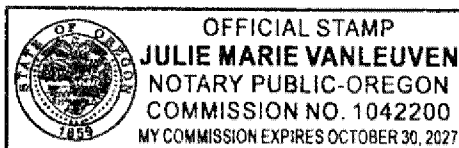
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Langaai Swerdloff,
Personal Representative

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16 day of July, 2025, by Langaai Swerdloff, as personal representative of the Estate of Stanley Norman Swerdloff.





NOTARY PUBLIC FOR OREGON

My Commission expires: 10-30-2027