

Return To:



2025-006200

Klamath County, Oregon

07/18/2025 02:01:01 PM

Fee: \$92.00

After Recording Return to:

**Reed O’Ryan**  
**1750 Circle Bar Drive**  
**La Pine, OR 97739**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE24557 / 1007751**

### **PERSONAL REPRESENTATIVE’S DEED**

THIS INDENTURE made this 16th day of July, 2025, by and between **Zakeia Shai Hilliker, the duly appointed, qualified and acting personal representative of the estate of Howie Lee Hilliker who also appears of record as Howie L. Hilliker, deceased, under State of Oregon, Circuit Court of Klamath County Case #25PB04676;** hereinafter called the first party, and

**Reed O’Ryan,**

hereinafter called the second party; WITNESSETH:

The true and actual consideration for this transfer is **\$350,000.00.**

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party’s heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Lots 7, 8 and 9 in Block 2 of MAHN’S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**(Account 131636, Map and Taxlot 2309-014BA-01400, Account 131716, Map and Taxlot 2309-014BA-01500, Account 131707, Map and Taxlot 2309-014BA-01600)**

To Have and to Hold the same unto the second party, and second party’s heirs, successors and assigns forever.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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, AND 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.

Dated: <sup>16 ex</sup> 7/16/2025

Zakeia Shai Hilliker Personal Representative  
Zakeia Shai Hilliker, Personal Representative

STATE OF Alaska

COUNTY OF Anchorage ) ss.

This record was acknowledged before me on July 16 2025 by Zakeia Shai Hilliker as Personal Representative for The Heirs and Devisees of Howie Le Hilliker who also appears of record as Howie L. Hilliker, deceased.

NOTARY PUBLIC  
DARKANNA OLABODE  
STATE OF ALASKA  
My Commission Expires October, 02, 2027

Before me: [Signature]  
Notary Public for Alaska  
My commission expires: 10/02/2027