



2025-007185
Klamath County, Oregon
08/15/2025 09:40:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

The Estate of Gene Sweat

1041 Kellum St. Apt D105

Fairbanks, AK 99701

Grantee:

Manuela Valdez Ibarra

2774 Eastmount St.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Manuela Valdez Ibarra

2774 Eastmount St.

Klamath Falls, OR 97603

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

Manuela Valdez Ibarra

2774 Eastmount St.

Klamath Falls, OR 97603

Escrow No. 1009912

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 8th day of August 2025, by and between

Brandi Pereira and Tamera Xu the duly appointed, qualified and acting personal representatives of the Estate of Gene Sweat, deceased, Probate Case No.24PB11103, filed in Klamath County, State of Oregon

hereinafter called the first party, and

Manuela Valdez Ibarra

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:

Lot 4, Block 1, Eastmount, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$281,000.00**. 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 8th day of August, 2025

The Estate of Gene Sweat

By: Brandi Pereira Personal Representative
Brandi Pereira, Personal Representative

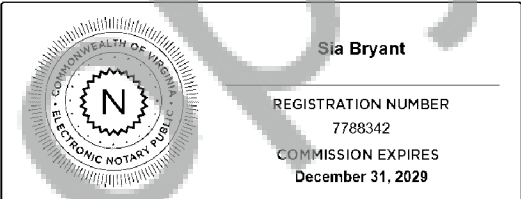
By: Tamera Xu Personal Representative
Tamera Xu, Personal Representative

State of Virginia
County of Prince William

On this 8th day of August 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Brandi Pereira**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Gene Sweat, as Personal Representative and acknowledged to me 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.

Sia Bryant
Notary Public for the State of Virginia
Residing at: 2453 Eastbourne Drive
Commission Expires: 12/31/2029



Notarized remotely online using communication technology via Proof.

State of Virginia
County of Loudoun

On this 8th day of August 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Tamera Xu**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Gene Sweat, as Personal Representative and acknowledged to me 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.

Gloria Asare Electronic Notary Public
Notary Public for the State of Virginia
Residing at: Loudoun County, Virginia
Commission Expires: 12/31/2028
Registration No: 7901547
Electronic Notary Public



Notarized remotely online using communication technology via Proof.