

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:
Matthew Demaris and Emily Demaris
2809 Magaret Ave
Kingman, AZ 86401

SEND TAX STATEMENTS TO:
Matthew Demaris and Emily Demaris
2809 Magaret Ave
Kingman, AZ 86401

2025-008604

Klamath County, Oregon

09/26/2025 02:39:02 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Shawn O'Grady, the duly appointed, qualified and acting personal representative of the estate of Joann Carriker, deceased, pursuant to proceedings filed in Circuit Court for Klamath County, Oregon, Case No. **25PB01541**, Grantor, conveys to **Matthew Demaris and Emily Demaris, husband and wife**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Lot 6 in Block 7 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is Three Hundred Seventy-Seven Thousand And No/100 Dollars (**\$377,000.00**).

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

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Heirs and Devisees of Joann Carriker

By: Shawn O'Grady
Shawn O'Grady, Personal Representative

Sept. 18, 2025
Date

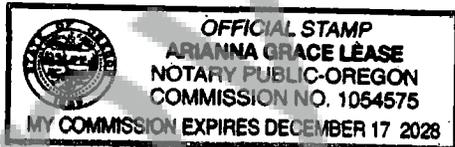
State of OR
County of Deschutes

This instrument was acknowledged before me on September 18, 2025 by Shawn O'Grady as personal representative for the estate of Joann Carriker.

[Signature]

Notary Public - State of OR

My Commission Expires: Dec. 17, 2028



Unofficial Copy