

13956

96 FEB 24 09:48 AFFIANT'S DEED

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THIS INDENTURE Made this February day of 1996, by and between Geraldine Nelda Johnson, fka Geraldine Nelda Nilsson, the affiant named in the duly filed affidavit concerning the small estate of Bertil J. Johnson, deceased, hereinafter called the first party, and Geraldine Nelda Johnson, 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 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 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:

S1/2SW1/4NW1/4 and NW1/4SW1/4 of Section 35, Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 0

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ⓐ the whole

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Geraldine Nelda Johnson

Geraldine N. Johnson
Affiant

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.

California
STATE OF OREGON, County of California ss.

This instrument was acknowledged before me on February 24, 1996, by Geraldine Nelda Johnson

This instrument was acknowledged before me on February 24, 1996, by Geraldine Nelda Johnson, as affiant of Geraldine Nelda Johnson

see attached acknowledgment
Notary Public for Oregon
My commission expires 7-25-97

Grantor's Name and Address	Geraldine Nelda Johnson
Grantee's Name and Address	James R. Verlings 110 N. 6th Street Klamath Falls, OR 97601
After recording return to (Name, Address, Zip):	Geraldine Nelda Johnson 255 N. El Cielo, Suite 403 Palm Springs, CA 92262

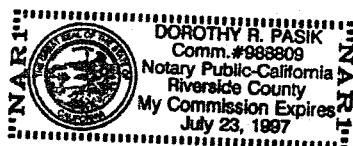
SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON
County of California ss.
I certify that the within instrument was received for record on the February 24 day of 1996, at 9 o'clock AM and recorded in book 1994 volume No. 5364 on page 5364 and/or as fee/file/instrument/microfilm/reception No. 1994-5364 Record of Deeds of said County.
Witness my hand and seal of County affixed.
By Geraldine N. Johnson Deputy

STATE OF CALIFORNIA)
) SS.
 COUNTY OF RIVERSIDE)

On 2-12-96, before me, Dorothy R. Pasik, Notary Public, personally appeared Seraldineelda Johnson, personally known to me ~~(or 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.

WITNESS my hand and official seal.



Dorothy R. Pasik

-----OPTIONAL-----

Title or Type of Document Affiant's Seal
 Number of Pages 1 Date of Document Feb. 1996
 Signer(s) Other Than Named Above None

FEB 22 1996

FILED
STATE OF OREGON
KLAMATH COUNTY COURT

96 FEB 23 PM 3:30

CIRCUIT COURT OF OREGON
KLAMATH COUNTY

CLERK OF COURT
BY *[Signature]*

In the Matter of the Estate of:

BERTIL J. JOHNSON,

Deceased.

No. 95-04580CV

ORDER CLOSING SMALL
ESTATE

This matter coming before the Court upon the Motion of James R. Uerlings, attorney for Geraldine Nelda Johnson, and supported by an Affidavit of Geraldine Nelda Johnson, the Court having considered the same, and being fully advised in these premises; now, therefore:

IT IS HEREBY ORDERED as follows:

1. The following described real property:

S½ SW¼ NW¼ and NW¼SW¼ of Section 35, Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

is hereby vested as follows:

Geraldine Nelda Johnson 100%
255 N. El Cielo, Suite 403
Palm Springs, CA 92262

2. The Small Estate of Bertil J. Johnson, Klamath County Circuit Court Case No. 95-04580CV is hereby closed.

DATED this 23 day of February, 1996.

[Signature]
Circuit Court Judge

Submitted by:

James R. Uerlings, OSB #76030
of Attorney for Geraldine Nelda Johnson

6922 JIN

By [Signature]
Date 20 Feb 96

By Bernetha G. Letsch, County Clerk