

2007-004510

Klamath County, Oregon



03/16/2007 08:04:43 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Michael Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Jose Alfaro  
4708 Meadow Glen Loop  
Klamath Falls, OR 97603

GRANTEES' NAME AND ADDRESS:

John Alfaro, 4802 Sturdivant Avenue, Klamath Falls, OR 97603  
Jose Alfaro, 4708 Meadow Glen Loop, Klamath Falls, OR 97603  
Elena Trujillo, 2021 Vine Avenue, Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Jose Alfaro  
4708 Meadow Glen Loop  
Klamath Falls, OR 97603

**CLAIMING SUCCESSOR'S DEED**

THIS INDENTURE Made this 2<sup>nd</sup> day of March, 2007, by and between **JOSE ALFARO**, the claiming successor of the small estate of **MAURA ALFARO**, deceased, hereinafer called the first party, and **John Alfaro**, as to an undivided one-third interest; **Jose Alfaro**, as to an undivided one-third interest; and **Elena Trujillo**, as to an undivided one-third interest, as tenants in common, 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 517 of Block 102, Mills Addition to the City of  
Klamath Falls, County of Klamath, State of 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 \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on March 9, 2007, in the Matter of the Small Estate of Maura Alfaro, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0604525CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the 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.

  
\_\_\_\_\_  
Jose Alfaro  
Claiming Successor

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 DEPARMENT TO VERIFY APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON

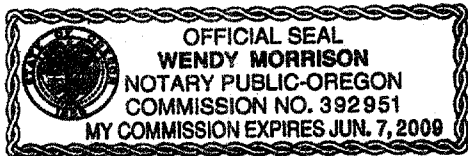
County of Klamath

)  
) ss.  
)

On the 7<sup>th</sup>, March 2007 before me, Wendy Morrison,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jose Alfaro,  
NAME(S) OF SIGNER(S)

☒ 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.

Wendy Morrison  
SIGNATURE OF NOTARY