

2007-015568
Klamath County, Oregon



00030590200700155680020022

09/04/2007 03:27:12 PM

Fee: \$26.00

AFFIANT'S DEED

First Party's Name and Address:

Larry L. Shearhart, as Claiming Successor for the
Small Estate of Shirley Rose Higgins
979 Golf Course Drive
Rohnert Park, CA 94928

Second Partys' Name and Address:

Larry L. Shearhart, Trustee of the
Restatement of the Shirley Rose
Higgins Revocable Trust
979 Golf Course Drive
Rohnert Park, CA 94928

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn. James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Larry L. Shearhart, Trustee of the
Restatement of the Shirley Rose
Higgins Revocable Trust
979 Golf Course Drive
Rohnert Park, CA 94928

THIS INDENTURE made this 30 day of August, 2007, by and between Larry L. Shearhart, the affiant named in the duly filed Affidavit concerning the Small Estate of Shirley Rose Higgins, Klamath County Circuit Court Case #07-01332CV, deceased, hereinafter called the first party, and Larry L. Shearhart, Trustee of the Restatement of the Shirley Rose Higgins Revocable Trust, hereinafter called the second party;

WITNESSETH:

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:

Real property located in the Bly/Sprague River area of Klamath County, Oregon more particularly described as follows:

Lot 7, Block 19, Oregon Pines, as shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.
Property Tax ID R282526

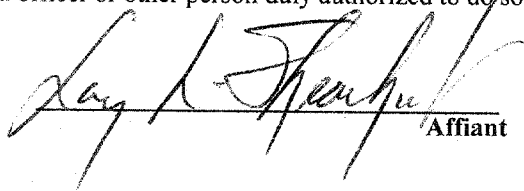
TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-estate distribution.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.


///

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.


Affiant

STATE OF CALIFORNIA)
County of Sonoma) ss.
)

This instrument was acknowledged before me on August ~~30~~, 2007 by Larry L. Shearhart, as Claiming Successor for the Small Estate of Shirley Rose Higgins.


Notary Public for California
My Commission Expires: September 25, 2009

