

2007-017958

Klamath County, Oregon



00033448200700179580020021

10/17/2007 01:21:48 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

William C. Fretze  
8231 Lindley Avenue  
Reseda, CA 91335

GRANTEE'S NAME AND ADDRESS:

William C. Fretze  
8231 Lindley Avenue  
Reseda, CA 91335

SEND TAX STATEMENTS TO:

William C. Fretze  
8231 Lindley Avenue  
Reseda, CA 91335

**AFFIANT'S DEED**

THIS INDENTURE Made this 4<sup>th</sup> day of October, 2007, by and between **WILLIAM C. FRETZE**, the affiant named in the duly filed affidavit concerning the small estate of **IRMA JULIA FRETZE, aka IRMA J. FRETZE**, deceased, hereinafter called the first party, and **WILLIAM C. FRETZE**, 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 24, Block 6 of Sprague River Valley Acres, as  
per plat recorded in records of said county.

County Tax Account No.: R294078  
Tax Lot No.: R-3512-035C0-00700-000

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

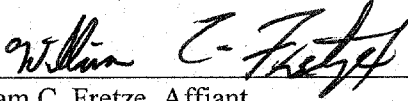
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on October 12<sup>th</sup>, 2007, in the Matter of the Small Estate of Irma Julia Fretze, aka Irma J. Fretze, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0702140CV, and pursuant to the requirements of ORS 114.545(3).

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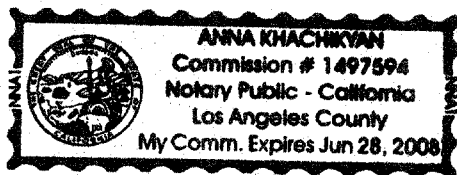
IN WITNESS WHEREOF, the first party has executed this instrument on the date above written.

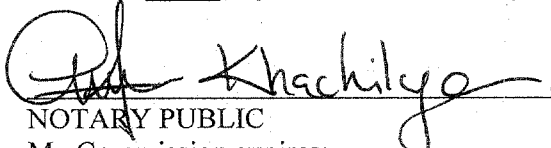
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 DEPARTMENT TO VERIFY APPROVED USES, 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)).

  
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William C. Fretze, Affiant

STATE OF CALIFORNIA; County of Los Angeles ) ss.

This instrument was acknowledged before me this 4<sup>th</sup> day of October, 2007, by William C. Fretze.



  
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NOTARY PUBLIC  
My Commission expires: