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2008-012107

Klamath County, Oregon



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08/28/2008 03:40:54 PM

Fee: \$26.00

After recording, return to:  
Justin Throne, Esq.  
280 Main Street  
Klamath Falls, OR 97601

Until further notice, send tax statements to:  
Michael A. Mandala  
13998 San Dimas Lane  
Rancho Cucamonga, CA 91739

### AFFIANT'S DEED

THIS INDENTURE by and between MICHAEL A. MANDALA, the affiant named in the duly filed affidavit concerning the small estate of ANTHONY MANDALA, deceased, Klamath County Circuit Court Case No. 0801484 CV, hereinafter called the first party, and MICHAEL A. MANDALA and ROBERT J. MANDALA, 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, in equal shares, as tenants in common, 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:

Block 38, Lots 11 & 12 and Block 46, Lot 2 of the 4<sup>th</sup> ADDITION TO  
NIMROD RIVER PARK

Tax Lot No: R-3610-001DO-03100-000

R-3610-001DO-03000-000

R-3611-005CO-01900-000

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 is according to the terms of the small estate of Anthony Mandala.

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

26-

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.

DATED this 19<sup>TH</sup> day of August, 2008.

Michael A. Mandala

STATE OF CALIFORNIA    )  
                                  ) ss.  
County of San Bernardino    )

The foregoing instrument was acknowledged before me this 19<sup>TH</sup> day of  
August, 2008, by MICHAEL A. MANDALA.

[Signature]  
Notary Public for California  
My Commission expires: June 10, 2011

