

2010-011471

Klamath County, Oregon



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09/28/2010 01:11:26 PM

Fee: \$42.00

After recording, mail to:

William Ferguson
Attorney at Law

Send tax statements to:

Dennis C. Hetrick
9391 California Avenue, #37
Riverside, California 92503

DEED OF SMALL ESTATE AFFIANT

Dennis C. Hetrick, Affiant of the Small Estate of Marilyn Jean Sharp-Hetrick, deceased, Grantor, conveys and transfers to Dennis C. Hetrick a one-half interest, conveys and transfers to Beverly Lopez a one-fourth interest, and conveys and transfers to Julie Garrido a one-fourth interest, all as tenants in common, Grantees, in the following described real property located in Klamath County, Oregon:

Lot 07, Block 85, KLAMATH FALLS FOREST ESTATES, Highway 66, Plat 4,
Klamath County, Oregon

Tax account number: R-3711-014D0-02700-000

Account No. R383793

There is no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Marilyn Jean Sharp-Hetrick pursuant to Klamath County Circuit Court Case No. 1003320CV, ORS 112.025(2) and ORS 112.045(1).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: Sept. 3, 2010.

Dennis C. Hetrick
Dennis C. Hetrick
Small Estate Affiant

STATE OF CALIFORNIA)
) ss.
County of Riverside)

The above instrument was acknowledged by the above-named Dennis C. Hetrick to be his voluntary act as Small Estate Affiant.

DATED: September 3, 2010.

State of California, County of Riverside
On 09/03/10 before me, Tami K. Brown,
Notary Public, personally appeared Dennis C. Hetrick,
who proved to me on the basis of satisfactory evidence to be the person
whose name is 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 on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Tami K. Brown
Notary Public for California
Commission Expires: Sept. 10, 2011

