

2011-010136

Klamath County, Oregon

AFFIANT'S DEED

THIS INDENTURE dated 8/18/11 by and between **Kenneth F. Koozer, Grantor**, the affiant named in the duly filed affidavit of claiming successor concerning the small estate of Elvin Howard Koozer, deceased, Klamath County case #1102283cv, hereinafter called the first party, and

Kenneth F. Koozer and Jeffery C. Liston, Grantees

and tenants in common hereinafter called the second party; WITNESSETH:



00107026201100101360020027

09/07/2011 10:41:18 AM

Fee: \$42.00

For value received and the consideration hereinafter stated, the first party, affiant of the affidavit of claiming successor, intestate estate, 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, to have and to hold forever, in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot3,Block 4 First addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration paid for this transfer consists of or includes other property or value given or promised, which is the whole consideration.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18 day of

August, 2011

AFFIANT - Kenneth F. Koozer

STATE OF California

COUNTY OF Tuamne

} ss

This instrument was acknowledged before me on this _____ day of _____, 20____, by Kenneth F. Koozer.

SEE ATTACHED enc

Notary Public for _____

My Commission Expires: 02/03/2013

Affiant's Name and Address: Kenneth F. Koozer, affiant, 408 Morningstar Dr. Sonora CA 95370

Grantee's Name and Address: Kenneth F. Koozer, and Richard A. Koozer 408 Morningstar Dr. Sonora CA 95370

UNTIL A CHANGE IS REQUESTED, ALL REPLIES, TAX STATEMENTS, AND RETURN

THIS DOCUMENT TO THE FOLLOWING ADDRESS: Kenneth F. Koozer, and Richard A. Koozer 408 Morningstar Dr. Sonora CA 95370

ACKNOWLEDGEMENT

State of: California

County of: Tuolumne

On August 18, 2011, before me Christina M. Corbell, Notary Public, personally appeared Kenneth F. Koozer who 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.

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

Christina M Corbell
Signature of Notary Public

