

2011-011622

Klamath County, Oregon



00108794201100116220020023

10/17/2011 03:34:17 PM

Fee: \$42.00

AFFIANT'S DEED

First Party's Name and Address:

Nikola Paris, as Claiming Successor
of the Small Estate of Leon C. Radsliff
777 Sutro Avenue
Novato, CA 94947

Second Partys' Name and Address:

Nikola Paris and Peter Radsliff
777 Sutro Avenue
Novato, CA 94947

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: Barbara M. DiIaconi
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Nikola Paris
777 Sutro Avenue
Novato, CA 94947

THIS INDENTURE made this 10 day of October, 2011, by and between Nikola Paris, the affiant named in the duly filed Affidavit concerning the Small Estate of Leon C. Radsliff, Klamath County Circuit Court Case #01582CV, deceased, hereinafter called the first party, and Nikola Paris and Peter Radsliff, 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 at 41995 Sunna Lane in Chiloquin, Oregon more particularly described as follows:

The NW1/4 SE1/4 SW1/4 of Section 21, Township 34 South, Range 9 East of the Willamette Meridian, in the County of Klamath County, State of Oregon. SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated July 17, 1961, recorded November 9, 1961, Book 33, Page 549, in favor of the California Oregon Power Company, a Maine Corporation. FURTHER SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways. FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated October 29, 1968, recorded September 17, 1970, Book M70, Page 8222, in favor of adjoining property owners, for a 60 foot wide roadway for joint use. FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated March 31, 1978, recorded May 4, 1978, Book M78, Page 9023, in favor of Pacific Power & Light Company, for transmission and distribution of electricity over a portion of the SE1/4 SW 1/4.

Property Tax Id#R207421 (including Property Tax Id# 883357)

And a 1979 Kozy 14x60 mobile home located on the above referenced real property with Oregon License No. X161861, Home Id No. 226209, Serial #SD2304A,

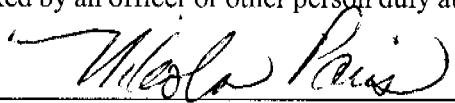
Property Tax Id #M63521

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 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.

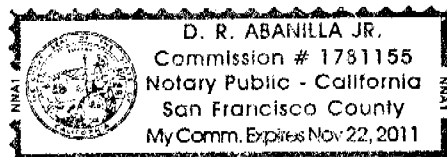
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order its board of directors.

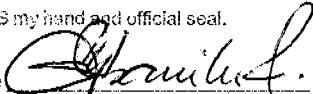

Nikola Paris, Claiming Successor

STATE OF CALIFORNIA, County of Marin) ss.

This instrument was acknowledged before me on October __, 2011 by Nikola Paris, as Claiming Successor for the Estate of Leon C. Radsliff.

Notary Public for California
My Commission Expires: _____



ACKNOWLEDGEMENT	
State of California	<u>San Francisco</u>
County of	
On <u>10/10/2011</u>	before me, <u>D. R. ABANILLA JR., Notary Public,</u> (insert name and title of the officer)
personally appeared	<u>NIKOLA PARIS</u>
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(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.	
Signature	 (Seal)