

2012-011280

Klamath County, Oregon



00125570201200112800020023

AFFIANT'S DEED

10/10/2012 03:50:10 PM

Fee: \$42.00

First Party's Name and Address:

Kathy Carmichael, as Claiming Successor for the
Small Estate of Agnes Clare Steyskal
194 Leveroni Road
Sonoma, CA 95476

Second Party's Name and Address:

Kathy Carmichael and Shirley A. Steyskal
PO Box 374
Malin, OR 97632

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Kathy Carmichael and Shirley A. Steyskal
PO Box 374
Malin, OR 97632

THIS INDENTURE made this 6 day of October, 2012, by and between Kathy Carmichael, the affiant named in the duly filed Affidavit concerning the Small Estate of Agnes Clare Steyskal, Klamath County Circuit Court Case #1201869CV, deceased, hereinafter called the first party, and Kathy Carmichael and Shirley A. Steyskal, as tenants-in-common, 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 2221 Lakeview Avenue, Malin, Klamath County, Oregon, more particularly described as follows:

Lot 15, Block 43 of MALIN, according to the official plat thereof on file in the records of Klamath County, Oregon; subject to any unpaid charges or assessments of the City of Malin for municipal improvements, easements and rights of way of record and those apparent on the land, if any.

Property Tax Id #4124109

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

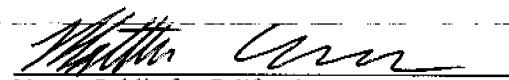
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order its board of directors.


Kathy Carmichael, Affiant

STATE OF CALIFORNIA)
County of Sonoma) ss.

This instrument was acknowledged before me on October 6th, 2012 by Kathy Carmichael, as Claiming Successor for the Small Estate of Agnes Clare Steyskal.




Notary Public for California
My Commission Expires: May 13 2014