

2013-002345

Klamath County, Oregon

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR



00132223201300023450010014

03/04/2013 02:26:12 PM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Estate of  
Harold Rubio, deceased  
416 Orchard View Ave.  
Martinez, CA 94553  
Grantor's Name and Address

Julie Rubio Carreon  
416 Orchard View Ave.  
Martinez, CA 94553  
Grantee's Name and Address

After recording, return to (Name and Address):  
Julie Rubio Carreon  
416 Orchard View Ave.  
Martinez, CA 94553

Until requested otherwise, send all tax statements to (Name and Address):  
Julie Rubio Carreon  
416 Orchard View Ave.  
Martinez, CA 94553

\*ORS 203 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## AFFIANT'S DEED

THIS INDENTURE dated \_\_\_\_\_, by and between  
Harold Rubio and Julie Rubio Carreon  
the affiant named in the duly filed affidavit concerning the small estate of Harold Rubio  
and Julie Rubio Carreon, deceased, hereinafter called grantor,  
hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee'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 Klamath County, State of Oregon, described as follows (legal description of property):

Klamath Falls Forest Estates  
Parcel Number R395218  
Lot 17, Block 99, Highway 66, unit #4

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ zero (0). However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols <sup>0</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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

Julie Rubio Carreon  
416 Orchard View Ave  
Martinez, CA 94553  
Affiant

STATE OF OREGON, County of California Contra Costa, ss.

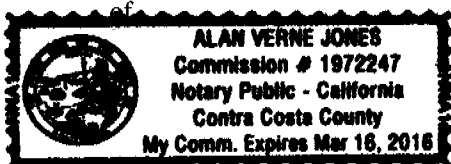
This instrument was acknowledged before me on February 15, 2013

by Alan Verne Jones

This instrument was acknowledged before me on February 15, 2013

by Alan Verne Jones

as



Alan Verne Jones  
Notary Public for Oregon California  
My commission expires Mar 16, 2016