

2014-000384

Klamath County, Oregon



00147357201400003840030034

01/15/2014 03:47:15 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Margarita G. Erwin, Claiming Successor  
of the Estate of Michael Schiller

GRANTEE'S NAME AND ADDRESS:

Margarita G. Erwin  
and Juan Garcia  
and Miguel C. Pinedo

SEND TAX STATEMENTS TO:

Margarita G. Erwin  
601 North Kirby Street, Space 491  
Hemet, CA 92545

**AFFIANT'S DEED**

THIS INDENTURE Made this 8 day of January, 2014, by and between Margarita G. Erwin, the affiant named in the duly filed affidavit concerning the small estate of Michael Schiller, deceased, hereinafter called the first party, and an undivided one-third (1/3) interest to Margarita G. Erwin, an undivided one-third (1/3) interest to Juan Garcia, and an undivided one-third (1/3) interest to Miguel Conrado Pinedo, hereinafter called the second party;

**WITNESSETH:**

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; the W  $\frac{1}{2}$  W  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 3, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The E  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 3, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 \$0.00. This transfer is pursuant to the Order Approving Affidavit Closing Small Estate entered in Klamath County Circuit Court Case No. 06-01334CV.

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 of its board of directors.

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

Margaret J. Quinn  
Affiant

STATE OF CALIFORNIA     )  
County of \_\_\_\_\_     ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 2014, by \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, 2014, by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_.

SEE ATTACHED NOTARIZED PAPERWORK

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

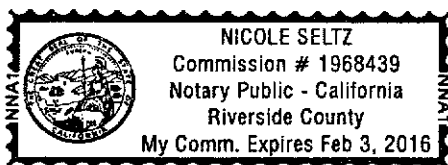
State of California

County of Riverside

On January 8, 2014 before me, Nicole Seltz Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Margarita Garcia Erwin  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

Signature: Nicole Seltz  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Affiant's Deed

Document Date: 1/8/14 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here