

187 2467495-MS



After recording return to:  
Ronnie M. Kringler  
877 West View Dr  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ronnie M. Kringler  
877 West View Dr  
Klamath Falls, OR 97603

File No.: 7021-2467495 (MS)  
Date: July 10, 2015

**2015-011766**  
**Klamath County, Oregon**  
10/27/2015 12:14:18 PM  
Fee: \$112.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**The Heirs and Devisee of Robert Frangieh shown on attached Affidavit of Heirship and Indemnity and listed as follows: Sally Frangieh and Bill Joseph Frangieh and Madeline Christina Ghattas and Helena Marie Mendoza, Grantor, conveys and warrants to Ronnie M. Kringler, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 63 in Tract 1438, 8th Addition to North Hills - Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$17,500.00**. (Here comply with requirements of ORS 93.030)

F.  
117.00

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.

Dated this 7th day of October, 2015.

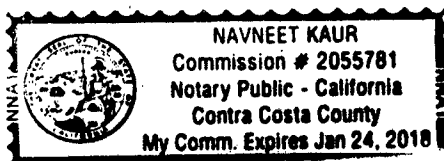
SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

  
Sally Frangieh

STATE OF California )  
County of Contra Costa ) ss.

This instrument was acknowledged before me on this 8 day of October, 2015  
by **Sally Frangieh**.

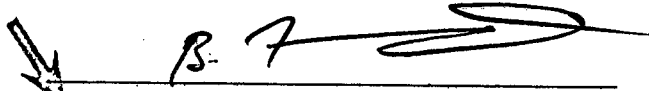
  
\_\_\_\_\_  
Notary Public for California  
My commission expires:



APN: R892063

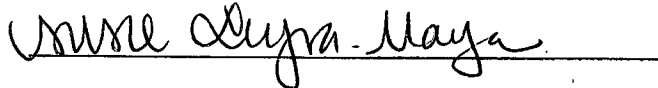
Statutory Warranty Deed  
- continued

File No.: 7021-2467495 (MS)

  
Bill Joseph Frangieh

STATE OF California )  
County of Santa Clara )ss.

This instrument was acknowledged before me on this 8<sup>th</sup> day of October, 2015  
by **Bill Joseph Frangieh**



Notary Public for California  
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }

COUNTY OF Santa Clara }

On October 8, 2015 before me , Susie Leyva-Maya Notary Public,  
(here insert name and title of the officer)

personally appeared Bill Joseph Frangieh

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.



Signature: Susie Leyva-Maya (Seal)

\_\_\_\_\_ OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

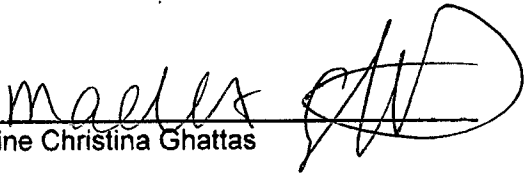
Document Date: \_\_\_\_\_

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

APN: R892063

Statutory Warranty Deed  
- continued

File No.: 7021-2467495 (MS)

  
Madeline Christina Ghattas

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_  
by **Madeline Christina Ghattas**

*see attached*  
\_\_\_\_\_  
Notary Public for California  
My commission expires:

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On 10/10/2016 before me, Christina Whiteman, Notary Public  
(insert name and title of the officer)

personally appeared Madeline Christina Ghattas,  
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.

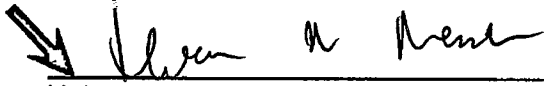
Signature Christina Whiteman (Seal)



APN: R892063

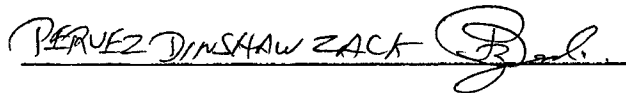
Statutory Warranty Deed  
- continued

File No.: 7021-2467495 (MS)

  
\_\_\_\_\_  
Helena Marie Mendoza

STATE OF California )  
County of SAN MATEO ) ss.

This instrument was acknowledged before me on this 9 day of OCT., 2015  
by **Helena Marie Mendoza.**

  
\_\_\_\_\_  
PEREZ DINSLAW ZACK

Notary Public for California  
My commission expires: NOV. 28 2018

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SAN MATEO

On 9TH OCT. 2015 before me, PERVEZ DINSHAW ZACK NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HELENA MARIE MENDOZA  
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.

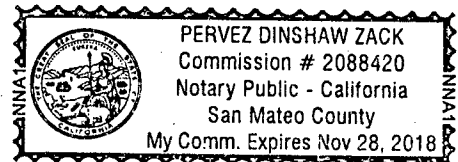
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)







**First American**

**First American Title Company of Oregon**

**404 Main Street, Ste 1**

**Klamath Falls, OR 97601**

**(541)884-5155 - FAX (866)747-7595**

**AFFIDAVIT OF HEIRSHIP AND INDEMNITY**

I/We, **the undersigned**, being first duly sworn, depose and say that:

1. Decedent, died in **Contra Costa** County, State of **California**, on **May 22, 2014** and at time of death was the owner of (real property; mortgage or trust deed on real property) located in **Klamath** County, Oregon as follows:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 63 in Tract 1438, 8th Addition to North Hills - Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

2. Decedent left (no will; a will a copy of which is attached) and the estate is not being probated.

3. The next of kin and heirs at law of decedent (including any party who may fit within the guidelines set out in number 4 below) along with their relationship to decedent, approximate age and current address:

<b>Name</b>	<b>Relation/Age</b>	<b>Address/Phone No.</b>
<u>Sally Frangieh</u>	<u>Spouse</u>	<u>2880 Goularte Drive, Pinole, CA 94564</u>
<u>Bill Joseph Frangieh</u>	<u>Son</u>	<u>101 Maria Teresa Ct., Los Gatos, CA 95032</u>
<u>Madeline Christina Ghattas</u>	<u>Daughter</u>	<u>270 Upland Road, Redwood City, CA 94062</u>
<u>Helena Marie Mendoza</u>	<u>Daughter</u>	<u>108 Adrian Drive, San Francisco, CA 94080</u>

4. If the Decedent died between October 1993 and January 1, 2000, then at the time of Decedent's death, other than those listed above, there are no other parties with whom the deceased lived, either at the time of the decedent's death, or sometime in the past, in a situation similar to "husband and wife" (although not legally married) over a 10 year period.

5. There is no debt of decedent or claim against decedent which is or will become a claim against the estate of decedent.

6. There are no children of deceased children.

7. Decedent did not live or reside in a long term care facility, as defined by ORS 87.501 et seq (e.g. a licensed nursing home, a licensed residential care facility, a licensed adult foster home) either at the time of his/her death or at some time after September 9, 1995.

8. This affidavit is for the purpose of inducing First American Title Company of Oregon of Oregon to allow next of kin, heir(s) or devisee(s) of decedent to clear the aforementioned real property of the interest of decedent without the necessity of probate of decedent's estate.

9. I/We hereby agree to indemnify and hold harmless First American Title Company of Oregon of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

Sally Frangieh

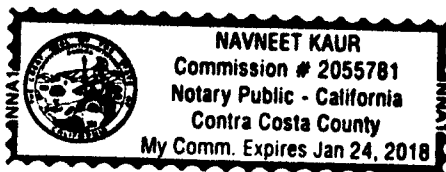
Sally Frangieh

\_\_\_\_\_  
Bill Joseph Frangieh

\_\_\_\_\_  
Madeline Christina Ghattas

\_\_\_\_\_  
Helena Marie Mendoza

Subscribed and sworn to before me this 8 day of October, 2015.



Navneet Kaur

Notary Public for California

My commission expires: 01/24/2018

9. I/We hereby agree to indemnify and hold harmless First American Title Company of Oregon of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

\_\_\_\_\_  
Sally Frangieh

*B. F.*  
\_\_\_\_\_  
Bill Joseph Frangieh

\_\_\_\_\_  
Madeline Christina Ghattas

\_\_\_\_\_  
Helena Marie Mendoza

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*see attached*  
\_\_\_\_\_  
Notary Public for California  
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }

COUNTY OF Santa Clara }

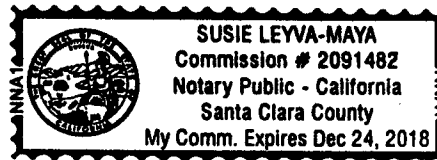
On October 8, 2015 before me , Susie Leyva-Maya Notary Public,  
(here insert name and title of the officer)

personally appeared Bill Joseph Frangieh

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.



Signature: Susie Leyva-Maya (Seal)

\_\_\_\_\_ OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_

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

9. I/We hereby agree to indemnify and hold harmless First American Title Company of Oregon of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

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Sally Frangieh

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Bill Joseph Frangieh

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Madeline Christina Ghattas

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Helena Marie Mendoza

Subscribed and sworn to before me this 23 day of October, 2015.



Notary Public for California

My commission expires: February 5, 2019

9. I/We hereby agree to indemnify and hold harmless First American Title Company of Oregon of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

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Sally Frangieh

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Bill Joseph Frangieh

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Madeline Christina Ghattas

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*Helena Marie Mendoza*  
Helena Marie Mendoza

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Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

*see attached*  
\_\_\_\_\_  
Notary Public for California  
My commission expires:

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO

On 9TH OCT 2015 before me, PERVEZ DINSHAW ZACK NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared HELENA MARIE MENDOZA,  
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.

Signature



(Seal)

