

2015-011820

Klamath County, Oregon



00177884201500118200010018

10/28/2015 03:23:28 PM

Fee: \$42.00

Grantor's Name and Address

Sean Daniel Trujillo, Claiming Successor
Estate of Andrew Theodore Trujillo
5066 Ankeny St.
Klamath Falls OR 97603

Grantee's Name and Address

Sean Daniel Trujillo
5066 Ankeny St.
Klamath Falls OR 97603

After Recording Return to:

Sean Daniel Trujillo
5066 Ankeny St.
Klamath Falls OR 97603

Until requested otherwise, send all tax statements to:

Sean Daniel Trujillo
5066 Ankeny St.
Klamath Falls OR 97603

SMALL ESTATE PROCEEDING - AFFIANT'S DEED

Sean Daniel Trujillo, Claiming Successor of the Estate of Andrew Theodore Trujillo, deceased, Klamath County Circuit Court Case Number 15PB02727, hereby grants, bargains, sells and conveys to Sean Daniel Trujillo, all right, title and interest of the above described estate of the deceased, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 35 in Block 15 of TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

To Have and to Hold the same unto the grantees', and grantees' heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Estate Distribution.

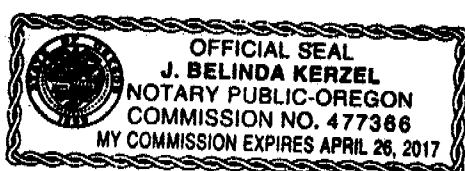
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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.


Sean Daniel Trujillo, Affiant

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 28 day of October, 2015, by Sean Daniel Trujillo.




NOTARY PUBLIC FOR Oregon
My Commission Expires: 4.26.17

Aspell, Henderson & Associates
Returned at Counter