

2015-012709

Klamath County, Oregon



00178951201500127090010018

11/20/2015 02:15:28 PM

Fee: \$42.00

## RETURN TO:

Richard Fairclo, Attorney  
409 Pine Street, Suite 209  
Klamath Falls, OR 97601

## MAIL TAX STATEMENTS:

\*  
\* *no change*  
\*

## - AFFIANT'S DEED -

IRENE MARIA VILLEGAS, as Affiant of the Small Estate of HERBERTO ROSALES VILLEGAS, Case No. 15PB02842, Circuit Court of Klamath County, Oregon, Grantor, conveys to IRENE MARIA VILLEGAS, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The Westerly 132.21 feet of the Southerly 75 feet of Lot 43 in Block G of HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Liens and encumbrances of record and those apparent upon the land.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration.

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, AND 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 20<sup>th</sup> day of NOVEMBER, 2015.

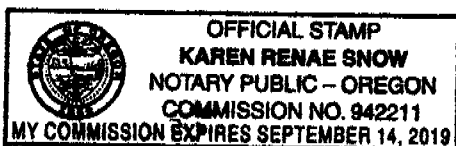
x *Irene Maria Villegas*

STATE OF OREGON ]

] ss.

County of Klamath ]

Personally appeared before me this 20<sup>th</sup> day of NOVEMBER, 2015, the above named IRENE MARIA VILLEGAS and acknowledged the foregoing instrument to be her voluntary act and deed.



*Karen Renae Snow*  
Notary Public for Oregon  
My Commission expires: