

2016-000895

Klamath County, Oregon



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01/28/2016 02:18:26 PM

Fee: \$47.00

AFFIANT'S DEED

Aaron H. Van Geem, Claiming Successor
5925 Monterey Road
Los Angeles, CA 90042
Grantor

Aaron Henry Van Geem, Successor Trustee
Evan James Van Geem, Successor Trustee
James R. Van Geem Revocable Trust
5925 Monterey Road
Los Angeles, CA 90042
Grantee

Returned at Counter

After recording return to:
Aaron Henry Van Geem, Successor Trustee
James R. Van Geem Revocable Trust
5925 Monterey Road
Los Angeles, CA 90042

Until a change is
requested, all tax statements
shall be sent to the following address:

SAME

THIS INDENTURE made this 29 day of JANUARY, ²⁰¹⁶~~2015~~, by and between AARON H. VAN GEEM, the Affiant named in the duly filed affidavit concerning the small estate of JAMES R. VAN GEEM, deceased, hereinafter called the first party, and AARON HENRY VAN GEEM and EVAN JAMES VAN GEEM, Trustees of the James R. Van Geem Revocable Trust, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

Lot 32 in Block 44 of TRACT 1184 OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot R-3507-018AA-03100-000; R-241081

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY.

Dated this 29 day of JANUARY, ²⁰¹⁶~~2015~~

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.

Aaron H. Van Geem
Aaron H. Van Geem, Claiming Successor

STATE OF ~~WASHINGTON~~, County of SNOHOMISH) ss.

Subscribed and sworn to before me on this 25 day of JANUARY, ²⁰¹⁶~~2018~~, by Aaron H. Van Geem, Claiming Successor, proved to me on the basis of satisfactory evidence, to be the person who appeared before me.

/s/ *Birju Patel*
Notary Public for Washington
My Commission expires: SEP. 16, 2019

(Seal)

