

Scott MacArthur  
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2016-002219

Klamath County, Oregon



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02/29/2016 01:42:03 PM

Fee: \$47.00

Rockwood L. Ludes, Claiming Successor  
C/O Vance, Thrift and Biller, LLP, CPA's  
181 South Ash Street  
Ventura, CA 93002  
Grantor

Rockwood L. Ludes, Successor Trustee  
C/O Vance, Thrift and Biller, LLP, CPA's  
181 South Ash Street  
Ventura, CA 93002  
Grantee

After recording return to:  
Grantee

Send Tax Statements to:  
Grantee

#### AFFIANT'S DEED

THIS INDENTURE made this 24<sup>th</sup> day of February, 2016, by and between ROCKWOOD L. LUDES, the affiant named in the duly filed affidavit concerning the small estate of ROBERT EARL BECKWITH, who acquired title as California Office Equipment Company, a fictitious business name, deceased, hereinafter called the first party, and ROCKWOOD L. LUDES, Successor Trustee of the Robert Earl Beckwith Revocable Trust, under date of January 7, 2009, 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 70, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, as shown on map in official records of Klamath County, Oregon.  
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 24<sup>th</sup> day of February, 2016.

**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.

*Rockwood L. Ludes*

Rockwood L. Ludes, Claiming Successor

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                    )  
  ) ss.  
COUNTY OF VENTURA                )

Subscribed and sworn to (or affirmed) before me on February 24, 2016, by ROCKWOOD L. LUDES, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

*Nancy K Boles*  
NOTARY PUBLIC

