

KIERAN HEGARTY  
CLAIMING SUCCESSOR/AFFIANT  
2337 CECILIA AVENUE  
SAN FRANCISCO, CA 94116  
**GRANTOR**



00183168201600022450020020

03/01/2016 08:37:25 AM

Fee: \$47.00

ANTHONY IODENCE  
607 - 17<sup>TH</sup> AVENUE  
SAN FRANCISCO, CA 94121  
**GRANTEE**

AFTER RECORDING RETURN TO:  
Robert A. Graham, Jr., Attorney  
236 NW E Street  
Grants Pass, OR 97526

UNTIL A CHANGE IS REQUESTED,  
all tax statements shall be sent to Grantee at  
607 - 17<sup>TH</sup> AVENUE  
SAN FRANCISCO, CA 94121

**AFFIANT'S DEED**  
(ORS 114.505)

THIS AFFIANT'S DEED dated February 19, 2016, by and between KIERAN HEGARTY, the affiant named in the duly filed affidavit concerning the small estate of NORMAN HEGARTY, whose full name is NORMAN FRANCIS HEGARTY, Deceased, filed in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB03321, hereinafter called grantor, and ANTHONY IODENCE, hereinafter called grantee:

Grantor has granted and conveyed, and by these presents does hereby grant and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right, title and interest of the estate of the decedent, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows, to-wit:

The NW 1/4 NE1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto grantee and grantee's heirs, successors in interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,000.00.

In construing this deed the singular includes the plural as the circumstances may require.

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.

WITNESS Grantor's hand this 19 day of February, 2016.

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.

Kieran Hegarty  
Kieran Hegarty, Affiant and Claiming  
Successor of the Estate of Norman Hegarty,  
whose full name is Norman Francis Hegarty,  
Deceased

STATE OF CALIFORNIA, County of San Francisco)ss.

Subscribed and Sworn to (or affirmed) before me on this 19<sup>TH</sup> day of February, 2016,  
Kieran Hegarty, proved to me on the basis of satisfactory evidence to be the person who appeared  
before me.

P. Faliano  
Notary Public for California

