

2016-006607

Klamath County, Oregon



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06/22/2016 12:49:14 PM

Fee: \$42.00

After recording, return to:

SCOTT C. SCHULTZ

Attorney at Law

969 Willagillespie Road

Eugene, OR 97401

Until a change is

mail all tax statements to:

Peter Geertson

3268 Stark Court

Eugene, OR 97404

### AFFIANT'S DEED

This indenture, dated June 20, 2016, by and between PETER D. GEERTSEN, the affiant named in the duly filed SMALL ESTATE AFFIDAVIT TESTATE ESTATE, for the small estate of RUTH HOFMAN, formerly known as RUTH REYNOLDS, deceased, Lane County Circuit Court case No. 0104494CV, hereinafter called Grantor, hereby conveys to PETER GEERTSEN, Trustee of the HOFMAN JOINT REVOCABLE LIVING TRUST, dated October 20, 1999, Grantee, the real property situated in Klamath County, Oregon, described as follows:

Lot 12, Block 5, Wagon Trail Acreages No. One, First Addition, in Klamath County, Oregon.

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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 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 20<sup>th</sup> day of June, 2016.

  
PETER D. GEERTSEN, Affiant

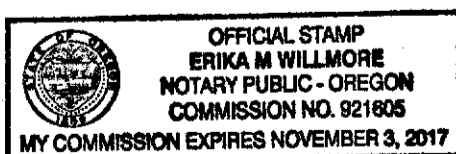
of the Small Estate of RUTH HOFMAN, Deceased

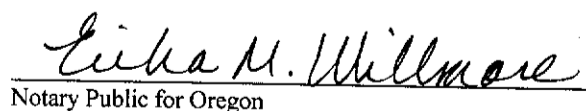
State of Oregon )

) ss.

County of Lane )

On this 20<sup>th</sup> day of June, 2016, personally appeared the above named PETER GEERTSEN, and acknowledged the above instrument to be her voluntary act and deed as named Affiant of the RUTH HOFMAN Small Estate.



  
Notary Public for Oregon