

2016-007964

Klamath County, Oregon



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07/28/2016 09:22:00 AM

Fee: \$47.00

After Recording Deliver to:

Victor W. VanKoten

Annala, Carey, Baker, Thompson & VanKoten, P.C.

Attorneys at Law, 305 Cascade Street

P.O. Box 325, Hood River, Oregon 97031

Until A Change Is Requested, All Tax Statements  
Shall Be Sent to The Following Address:

Desiree Regnier

409 Main Street

North Hemingway, SC 29554

Tax Acct. No. R-3510-022BO-00300-000

True Actual Consideration Paid Is Distribution  
From Estate of Joy Louise May, Deceased

### **AFFIANT'S DEED**

(Pursuant to Small Estate Affidavit under ORS 114.505 et seq)

KNOW ALL MEN BY THESE PRESENTS, that **DESIREE REGNIER**, the affiant pursuant to Small Estate Affidavit Intestate Estate for the **Estate of Joy Louise May**, deceased, Hood River County Circuit Court Probate No. 16PB02027, hereinafter called "grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DESIREE REGNIER**, decedent's sole heir, hereinafter called "grantee" and unto grantee's heirs, successors and assigns, all of the undivided one-half (1/2) interest as tenant in common owned by said deceased in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon described as follows, to wit:

Lot 19, Block 5, Klamath Forest Estates, Klamath County,  
Oregon.

**TO HAVE AND TO HOLD** the same unto the said grantee, grantee's successors and assigns forever.

The true and actual consideration paid for this transfer is distribution from the Estate of Joy Louise May, deceased.

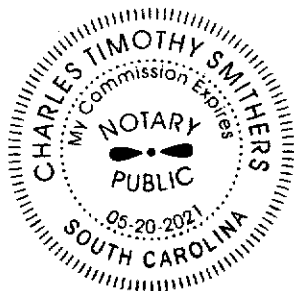
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25 day of April, 2016.

THE ESTATE OF JOY LOUISE MAY, deceased

GRANTOR: [Signature]  
Desiree Regnier, Affiant

SIGNED AND SWORN TO before me this 25 day of April, 2016 by Desiree Regnier.



Before Me: [Signature]  
Notary Public for South Carolina  
My Commission Expires: 05/20/2021