

Parks & Ruffitt  
Returned at Counter

2017-009272

Klamath County, Oregon



00208604201700092720030030

08/16/2017 03:02:58 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Matthew T. Parks  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Theresa Christensen, Affiant  
Small Estate of George Joseph Marchart  
2510 Betsy St.  
Sparks, NV 89431

GRANTEE'S NAME AND ADDRESS:

Theresa Christensen	David Marchart
2510 Betsy St.	1439 Grizzly Rd.
Sparks, NV 89431	Portola, CA 96122

SEND TAX STATEMENTS TO:

David Marchart  
1439 Grizzly Rd.  
Portola, CA 96122

**AFFIANT'S DEED**

THIS INDENTURE Made this 31<sup>ST</sup> day of JULY, 2017, by and between **THERESA CHRISTENSEN**, the affiant named in the duly filed affidavit concerning the small estate of **GEORGE JOSEPH MARCHART, (aka GEORGE J. MARCHART)**, deceased, hereinafter called the first party, and **THERESA CHRISTENSEN, as to an undivided one-half interest, and DAVID MARCHART, as to an undivided one-half interest, as tenants in common**, hereinafter called the second party;

**WITNESSETH:**

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

(See Exhibit "A" attached hereto and incorporation herein by this reference.)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Estate of George Joseph Marchart, Klamath County Circuit Court Case No. 1402822CV.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Theresa Christensen, Affiant

STATE OF NEVADA; County of Washoe ) ss.

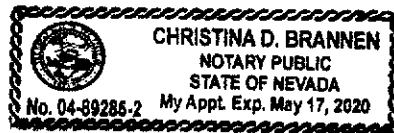
This instrument was acknowledged before me on the 31<sup>ST</sup> day of July, 2017, by Theresa Christensen, Affiant of the Small Estate Affidavit of Claiming Successor of Intestate Estate of George Joseph Marchart.



NOTARY PUBLIC FOR NEVADA

My Commission expires:

May 17, 2020



### **EXHIBIT "A"**

(Attached to and made a part of that certain Affiant's Deed wherein Theresa Christensen, Affiant of the Small Estate of George Joseph Marchart is Grantor, and Theresa Christensen, as to an undivided one-half interest, and David Marchart, as to an undivided one-half interest, as tenants in common, are Grantees)

### **LEGAL DESCRIPTION**

Lot 26, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in Warranty Deed from Frontier Guest Ranch dated March 15, 1957 and recorded December 30, 1957 in Book 296, page 441 Deed Records of Klamath County, Oregon, as follows:

"Subject to the reservations that no commercial enterprise shall be operated on the above real property."

Property ID No.: R314243

Map Tax Lot No.: R-3606-010CA-02200-000