

2017-011991

Klamath County, Oregon



00211939201700119910020024

10/19/2017 12:53:43 PM

Fee: \$47.00

Tracy Santos, Claiming Successor
1607 West 247th Place
Harbor City, CA 90710

Grantor
Tracy Santos,
1607 West 247th Place
Harbor City, CA 90710
Grantee

After recording return and Send Tax Statements to: Grantee

AFFIANT'S DEED

THIS INDENTURE made this 16 day of OCT, 2017, by and between TRACY SANTOS, the affiant named in the duly filed affidavit concerning the small estate of JOYCE MARGARET SMITH, deceased, hereinafter called the first party, and TRACY SANTOS, 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:

The North 100 feet of Lot 12, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Map/Tax R-3909-014BB-01902-000

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 16 day of OCT, 2017.

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.

Tracy Santos
Tracy Santos Claiming Successor

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA

) ss.

County of Los Angeles

(SEE ATTACHED)

Subscribed and sworn to (or affirmed) before me on October, 16th 2017 by Tracy Santos, Claiming Successor proved to me on the basis of satisfactory evidence to be the person who appeared before me.

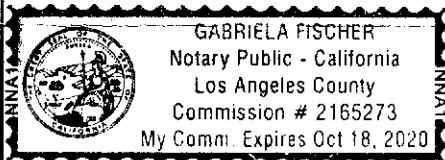
NOTARY PUBLIC

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
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16TH
day of OCTOBER, 2017, by TRACY SANTOS

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature *Gabriela Fischer*

Document: Affidavit's Deed

1 page (embosser placed by signatory)