

2018-000542

Klamath County, Oregon



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01/16/2018 11:48:21 AM

Fee: \$42.00

Clark Yoshida, Claiming Successor
1136 S. Country Glen Way
Anaheim Hills, CA 92808

Grantor

Clark Yoshida and Caroline Luong,
1136 S. Country Glen Way
Anaheim Hills, CA 92808

Grantee

After recording return and Send Tax Statements to: Grantee

AFFIANT'S DEED

THIS INDENTURE made this 13 day of January, 2018, by and between CLARK YOSHIDA, the affiant named in the duly filed affidavit concerning the small estate of KOKO YOSHIDA, deceased, hereinafter called the first party, and CLARK YOSHIDA and CAROLINE LUONG, as tenants in commom, 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:

lot 31, Block 05, KLAMATH FALLS FOREST ESTATES, as recorded in Klamath County, Oregon.

Map/Tax R-3510-015C0-00300-000

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 13 day of January, 2018.

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 LAWSUIT 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.

Clark Yoshida, 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

County of San Bernardino

ss.

Subscribed and sworn to (or affirmed) before me on 13 Jan 18, 2018, by Clark Yoshida, Claiming Successor proved to me on the basis of satisfactory evidence to be the person who appeared before me.

NOTARY PUBLIC

