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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2018-005696

Klamath County, Oregon

05/08/2018 11:45:01 AM

Fee: \$77.00



Sean Schrock

3400 Columbia Pike, Apt. 510

Arlington, VA 22204

Grantor's Name and Address

Sean Dean Schrock, Zolie Santa, Brent

Ashley Schrock

3400 Columbia Pike, Apt 510 Arlington, VA

Grantee's Name and Address

22204

After recording, return to (Name and Address):

Sean Dean Schrock, Zolie Santa, Brent

Ashley Schrock

3400 Columbia Pike Apt 510, Arlington, VA 22204

Until requested otherwise, send all tax statements to (Name and Address):

Sean Schrock, Zolie Santa, Brent Ashley Schrock

3400 Columbia Pike Apt 510

Arlington, VA 22204

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated May 3, 2018

Sean Schrock

, by and between

the affiant named in the duly filed affidavit concerning the small estate of Alma Maria Schrock aka A. Marie Schrock

, deceased, hereinafter called grantor,

and Sean Dean Schrock, Zolie Santa, and Brent Ashley Schrock

hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 5 in Block 5 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Case #17PB02858. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Affiant

STATE OF OREGON, County of Arlington

This instrument was acknowledged before me on May 3rd 2018

by Sean Dean Schrock

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon Virginia

My commission expires Feb 29 2020



NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 229676AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Sean Schrock

Address: 3400 Columbia Pike, Apt. 510

City, ST Zip: Arlington, VA 22204

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Affidavit of Claiming Successor

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Sean Schrock, Claiming Successor

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: N/A

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF MARION

Probate Department

In the Matter of the Estate of

No. 17PB02858

ALMA MARIA SCHROCK SANTA, aka
A. MARIE [sic]SCHROCK,

**AFFIDAVIT OF CLAIMING SUCCESSOR
INTESTATE ESTATE**

Decedent.

(Fee Determined By ORS 21.145(4), ORS
114.515(6); Estate Value ≤ \$95,000)

STATE OF OREGON

County of Marion

)
) ss.
)

I, Sean Schrock, being sworn, say that I am a claiming successor of the above named
Decedent. I hereby submit this *Affidavit of Claiming Successor Intestate Estate* pursuant to ORS
114.515.

1. The following information is given with regard to the Decedent:

- (a) **Name:** Alma Maria Schrock Santa, aka A. Marie [sic]Schrock
- (b) **Date of Birth:** September 26, 1941
- (c) **Domicile:** Marion County, Oregon
- (d) **Post Office Address:** 5574 Sugar Plum Street SE
Salem, OR 97306
- (e) **Date and place of death:** January 6, 2017, Marion County, Oregon
- (f) **Social Security No.:** XXX-XX-5071

1 2. The Decedent died on January 6, 2017, in Marion County, Oregon.

2 3. A description of the Decedent's property subject to this affidavit, and the fair
3 market value of the property on the date of death is:

4 <u>PROPERTY</u>	<u>VALUE</u>
5 1) 100% interest in real property commonly known as: 4839 6 Derby Place, Klamath Falls, OR 97603	\$53,990 (value per tax assessment year 2016)
7 Legally described as: LOT: 5 BLK: 5 SEC/TWN/RNG/MER: 8 SEC 15 TWN 39 RNG 09 KELENE GARDENS 1 ST 9 ADDITION, BLOCK 5, LOT 5	
10 2) Washington Federal – Certificate of Deposit 11 Account No.: 664067097	\$12,034.90
12 3) Morgan Stanley – Brokerage Account 13 Account No.: 574-706293-437	\$14,462.10
14 4) US Bank – Any accounts discovered at US Bank belonging 15 to the above-captioned decedent	≤\$10,000
16 5) Vehicle – 1998 Cadillac Brougham / 4 Door Sedan 17 VIN: 1G6DW51Y9JR761028	\$2,625 (average retail)
18 Total Assets (Approx.):	≤\$93,112.00

16 4. An application for petition for the appointment of a personal representative has
17 not been granted in Oregon.

18 5. The Decedent died intestate.

19 6. The names, relationships, and post office addresses of the heirs of the Decedent
20 are as follows:

21 <u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>POST OFFICE ADDRESS</u>
22 Zolie Santa	Spouse	Adult	5574 Sugar Plum Street SE 23 Salem, OR 97306
24 Sean Dean Schrock	Son	Adult	6369 Lakeview Drive 25 Falls Church, VA 22041

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1 13. Claims against the estate not listed in this Affidavit or in amounts greater than
2 listed herein, may be barred unless:

3 a. A claim is presented to the claiming successor at the following address
4 within four months of the filing of the Affidavit:

5 SEAN SCHROCK
6 6369 Lakeview Drive
7 Falls Church, VA 22041

7 OR

8 b. A personal representative is appointed within the time allowed by ORS
9 114.555.

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Sean Schrock, Affiant/Claiming Successor

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Subscribed and sworn to before me this 6th day of April, 2017.

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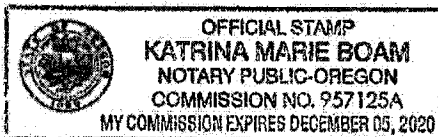
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NOTARY PUBLIC FOR OREGON
My Commission Expires: Dec. 5, 2020

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20 CLAIMING SUCCESSOR:

Sean Schrock

21 6369 Lakeview Drive

Falls Church, VA 22041

22 Telephone: (252) 665-3388

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ATTORNEY FOR CLAIMING SUCCESSOR:

Maria C. Schimdlkofer, OSB No 075169

Schwabe, Williamson & Wyatt, P.C.

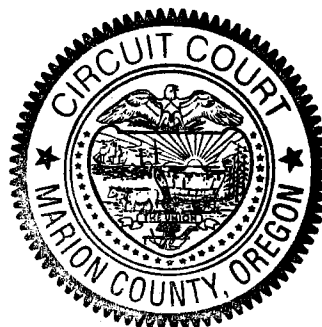
1211 SW 5th Avenue, Suite 1900

Portland, OR 97204

Telephone: (503) 540-4262

Facsimile: (503) 796-2900

Email: mschmidlkofer@schwabe.com



STATE OF OREGON } ss
County of Marion }

The foregoing copy has been compared
and is certified by me as a full, true and
correct copy of the original on file in my
office and in my custody.

In Testimony Whereof, I have hereunto set
my hand and affixed the seal of the

Court on: 4-14-17
TRIAL COURT ADMINISTRATOR

By

Noel B. Boddy