

AFFIANT'S DEED

2018-007316

Klamath County, Oregon

06/18/2018 02:18:00 PM

Fee: \$87.00

Barry D. Braff, Claiming Successor
1734 North "C" Street
Oxnard, CA 93030
Grantor

Barry D. Braff, et al
1734 North "C" Street
Oxnard, CA 93030
Grantee

After recording return and Send Tax Statements to:

Grantee

THIS INDENTURE made this 13 day of June, 2018, by and between BARRY D. BRAFF, the affiant named in the duly filed affidavit concerning the small estate of STANLEY D. BRAFF, deceased, hereinafter called the first party, and BARRY D. BRAFF, ALAN M. BRAFF and ELLEN BRAFF GUAJARDO, as tenants in common 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:

Parcel 1:

Fee Title Interest in real property located at Klamath County, OR, and legally described as:

Lot 11, Block ³⁹~~36~~, in Tract 1184, OREGON SHORES, Unit 2, 1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

Map/Tax R-3507-017BC-00100-000

Parcel 2:

Fee Title Interest in real property located at Klamath County, OR, and legally described as:

Lot 6, Block 39, in Tract 1184, OREGON SHORES, Unit 2, 1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

Map/Tax R-3507-017BB-02100-000

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, Property Assessed at \$26,600.00

Dated this 13 day of June, 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 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

Barry D. Braff Claiming Successor
Barry D. Braff, 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 Ventura) ss.

Subscribed and sworn to (or affirmed) before me on June 13, 2018, by Barry D. Braff, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.


NOTARY PUBLIC

