

1st \$82.00

2018-009769

Klamath County, Oregon



08/17/2018 01:32:04 PM

Fee: \$82.00

AFFIANT'S DEED

Laura Casassa, Claiming Successor  
12905 Algoma Road  
Klamath Falls, OR 97601  
Grantor

Laura Casassa, et al.  
12905 Algoma Road  
Klamath Falls, OR 97601  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 17 day of August, 2018, by and between LAURA CASASSA, the affiant named in the duly filed affidavit concerning the small estate of LARRY FOLTZ, deceased, hereinafter called the first party, and LAURA CASASSA and LARRY G. FOLTZ, 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:

Lot 18, Block 4 OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


R-3507-006DB-04800-000

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 \$21,940.00

Dated this 17<sup>th</sup> day of August, 2018.

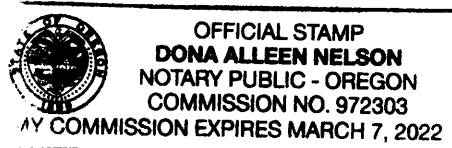
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7, CHAPTER 8, OREGON LAWS 2010.

  
Laura Casassa, Claiming Successor

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

Subscribed and sworn to (or affirmed) before me on August 17, 2018, by Laura Casassa, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL



  
Notary Public for Oregon  
My Commission Expires: 3-7-2022

Returned at Counter  
Larry Foltz