

2018-011937

Klamath County, Oregon



10/01/2018 09:28:40 AM

Fee: \$87.00

AFFIANT'S DEED

Karen More Ruef, Claiming Successor
1763 Royal Oaks Drive North, # F-205
Bradbury, CA 91010

Grantor

Karen More Ruef, Claiming Successor
1763 Royal Oaks Drive North, # F-205
Bradbury, CA 91010

Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 25 day of September, 2018, by and between KAREN MORE RUEF the affiant named in the duly filed affidavit concerning the small estate of LOIS SANDERSON MORE, deceased, hereinafter called the first party, and KAREN MORE RUEF 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:

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

Lot 6 of Block 7, FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon by Deed Recorded March 25, 1933 in Volume 99, Page 502.

Map/Tax R-3307-V22BB-00400-000

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 \$35,000.00

Dated this 25 day of Sept., 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

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Scott MacArthur
Returned at Counter

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, Grantor, Karen More Ruef, has executed this instrument this 25th day of Sept., 2018.

Karen More Ruef
Karen More Ruef

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

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On September 25th, 2018 before me, Marisol Garcia

Notary Public, personally appeared, Karen More Ruef, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Marisol Garcia

(Seal)

