

2018-012336

Klamath County, Oregon



00230088201800123360020029

10/09/2018 12:06:22 PM

Fee: \$87.00

After recording, please return to  
and send tax statements to:

John R. Schulze  
249 Princeville Drive  
Eagle Point OR 97524

Blain Law LLC.

Returned at Counter

### AFFIANT'S DEED

John R. Schulze, in his capacity as Claiming Successor of the Small Estate (Intestate Estate) of Catterina Andreatta, Klamath County Circuit Court Case Number 18PB03751, Grantor, conveys unto John R. Schulze, in his capacity as Claiming Successor of the Small Estate (Testate Estate) of Elda Teresa Taylor, Klamath County Circuit Court Case Number 18PB02785, Grantee, all of the rights, title, and interest held by Grantor in that certain real property, and improvements and appurtenances thereto, situated in the County of Klamath, State of Oregon, to Wit:

The West 80 feet of the South 80 feet of Lot 24 in Block 4 of  
FIRST ADDITION TO ALTAMONT ACRES, Klamath County,  
Oregon, according to the official plat thereof on file in the records of  
Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-003CD-06300 and  
Property ID Number R528049

More commonly referred to as: 3315 Maryland Avenue  
Klamath Falls OR 97603

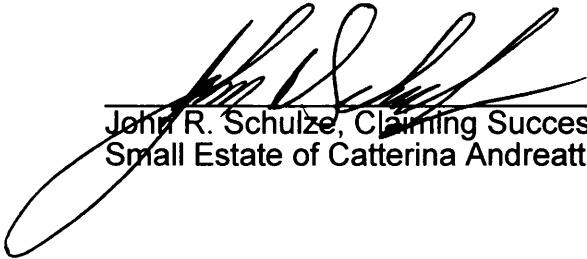
**WITNESSETH**, for value received and consideration hereinafter stated, Grantor has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors, and assigns, all the estate, right, and interest of the estate of the deceased, whether acquired by the operation of law or otherwise, in the above-described real property.

The true and actual consideration for this transfer is inheritance.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 AFFIANT'S DEED - 1

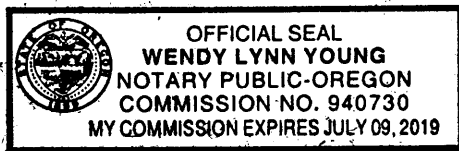
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Dated this 2 day of October 2018.

  
John R. Schulze, Claiming Successor  
Small Estate of Catterina Andreatta

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on October 2, 2018 by John R. Schulze, in his capacity as Claiming Successor of the Small Intestate Estate of Catterina Andreatta, Klamath County Circuit Court Case No. 18PB03751.



  
Notary Public for Oregon  
My Commission Expires: 7-9-19