

2019-000971

Klamath County, Oregon



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02/01/2019 12:10:57 PM

Fee: \$87.00

AFFIANT'S DEED

Dora Catalano, Claiming Successor
17740 HWY 16 N.
Medina, TX 78055
Grantor

Dora Catalano, et al
17740 HWY 16 N.
Medina, TX 78055
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 12 day of Jan, 2019, by and between DORA CATALANO, the affiant named in the duly filed affidavit concerning the small estate of BARBARA LYNN NILES, deceased, hereinafter called the first party, and DORA CATALANO, ASHLYN REPASS and DEE DEE NILES, 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.

Lots 39 and 40, Block 64, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel 2.

Lots 64, 65, 66 and 67, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 \$15,130

Dated this 12 day of Jan, 2019.

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.

Dora Catalano

Dora Catalano, Claiming Successor

STATE OF TEXAS

County of Bendera

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) ss.
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Subscribed and sworn to (or affirmed) before me on January 12, 2019, by Dora Catalano, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL



Letoy Fackelman

Notary Public for TEXAS

My Commission Expires: 05-09-2022