

2019-002081

Klamath County, Oregon



00236555201900020810020023

03/07/2019 01:45:38 PM

Fee: \$87.00

AFFIANT'S DEED

Ardith Ann Cordes, Claiming Successor
2852 Elmwood Avenue
Stockton, CA 95204

Grantor

Ardith Ann Cordes,
2852 Elmwood Avenue
Stockton, CA 95204

Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 4 day of March, 2019, by and between ARDITH ANN CORDES, the affiant named in the duly filed affidavit concerning the small estate of BILLY BOB CORDES, deceased, hereinafter called the first party, and ARDITH ANN CORDES, 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:

Lots 18 and 19 in Block 10 of SECOND ADDITION TO NIMROD RIVER PARK. according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

R-3611-010A0-04500-000; R-3611-010A0-04600-000

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 \$53,960.00.

Dated this 4 day of March, 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

Returned at Counter

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.

In Witness Whereof, Grantor, Ardith Ann Cordes, Claiming Successor, has executed this instrument this 4th day of March, 2019.

Ardith Ann Cordes

Ardith Ann Cordes

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

STATE OF CALIFORNIA)

County of San Joaquin) ss.

On March 4, 2019 before me, America Kimberly Andrade
Notary Public, personally appeared, Ardith Ann Cordes, 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 he executed the same in his authorized capacity, and that by his 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 

(Seal)

