

**AFFIANT'S DEED**

Brian Nickle, Claiming Successor  
8632 Lady Jane Way  
Orangevale, CA 95662

Grantor

Brian Nickle, et al  
8632 Lady Jane Way  
Orangevale, CA 95662  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 8<sup>th</sup> day of August, 2019, by and between BRIAN NICKLE, the affiant named in the duly filed affidavit concerning the small estate of BRUCE LEHMAN NICKLE, deceased, hereinafter called the first party, and BRIAN NICKLE, TIMOTHY DEAN NICKLE and TAMMY RENAH NICKLE, 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 3 of Land Partition 24-99 being a portion of Parcel 3 of "Land Partition 12-94" situated in the SE 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER with an easement for access and public utilities over, across and under the Easterly 30 feet of Parcels 1 and 2 of said Land Partition 24-99 as delineated on the face of said land partition.

Map/Tax R-3909-001CD-06400-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever

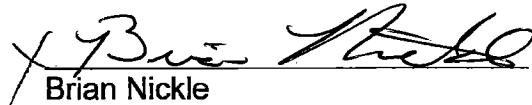
The true consideration for this conveyance is other than money, Property Assessed at \$140,000.00.

Dated this 8<sup>th</sup> day of August, 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.**

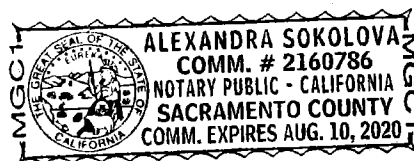
In Witness Whereof, Grantor, Brian Nickle, Claiming Successor, has executed this instrument this 8<sup>th</sup> day of August, 2019.

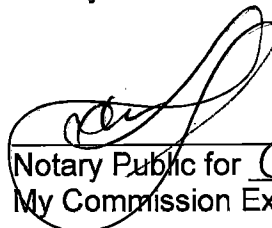
  
Brian Nickle

STATE OF California )  
County of Sacramento ) ss.

Subscribed and sworn to (or affirmed) before me on August 8, 2019, by Brian Nickle, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL



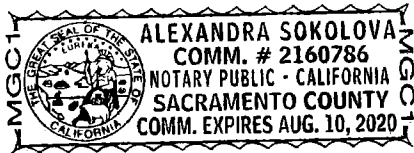
  
Notary Public for California  
My Commission Expires: 08/10/2020

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

State of California  
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 8<sup>th</sup>  
day of August, 2019, by Brian Nickle

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature