FORM No. P1457 – AFFIANT'S DEED. © 1991

BA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2019-012293
Klamath County, Oregon

00248963201900122930010016

10/21/2019 12:27:02 PM Fee: $82.00

Kenneth R. Giles, Sr.
(deceased)

Grantor's Name and Address

George Rodney Giles, II
3987 Mont Blanc Way
Las Vegas, NV 89124

Grantee's Name and Address

After recording, return to (Name and Address):
George Rodney Giles, II
3987 Mont Blanc Way
Las Vegas, NV 89124

Until requested otherwise, send all tax statements to (Name and Address):
George Rodney Giles, II
3987 Mont Blanc Way
Las Vegas, NV 89124

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated ______________, by and between George Rodney Giles, II, the affiant named in the duly filed affidavit concerning the small estate of Kenneth R. Giles, Sr., deceased, hereinafter called grantor, and George Rodney Giles, II, hereinafter called grantee; WITNESSETH:

For value received and the 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 operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows *(legal description of property)*:

The N 1/2 of the W 1/2 of Lot 15, Block 6, aka Lot 15a, Block 6, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Subject to Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 0.00. ~~©However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.© (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

George Rodney Giles II
Affiant

STATE OF ~~OREGON~~ Nevada, County of Clark) ss.

This instrument was acknowledged before me on 28th September 2019, by George Rodney Giles II

This instrument was acknowledged before me on ______________, by George Rodney Giles, II as AFFIANT of the Small Estate of Kenneth R. Giles, Sr.

TED ZAMPERINI
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-2387-1
My App. Expires May 24, 2023

Notary Public for ~~Oregon~~ Nevada
My commission expires 05/24/2023

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

Unofficial Copy