

2019-013906

Klamath County, Oregon



00250901201900139060020020

12/02/2019 09:02:21 AM

Fee: \$87.00

AFFIANT'S DEED

Patrick R. Leal, Jr., Claiming Successor
318 E 21st Street
Tracy, CA 95376
Grantor

Patrick R. Leal, Jr., Claiming Successor
318 E 21st Street
Tracy, CA 95376
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 8th day of October, 2019, by and between PATRICK R. LEAL, JR., the affiant named in the duly filed affidavit concerning the small estate of PATRICK EUGENE LEAL, deceased, hereinafter called the first party, and PATRICK R. LEAL, JR., 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:

The South 40 feet of Lots 646 and 647 in Block 119, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

R-3809-033DA-03800-000;;

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 \$83,050.00.

Dated this 8th day of October, 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

Neal Buchanan
Returned at Counter

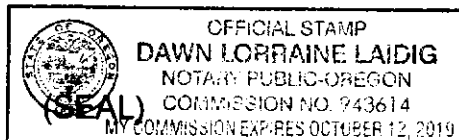
THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST 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, PATRICK R. LEAL, JR., Claiming Successor, has executed this instrument this 8th day of October, 2019.

Patrick R. Leal
PATRICK R. LEAL, JR., Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath).

On this 8th day of October, 2019, before me, Personally appeared, Patrick R. Leal, Jr., to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commissioner Expires: 10/12/19