

2020-002216

Klamath County, Oregon



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02/24/2020 12:32:41 PM

Fee: \$87.00

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

VIVIAN L MCNAMARA 10550 WESTERN AVE #33 STANTON CA
MELISSA M CASTANEDA

Grantor's Name and Address
VIVIAN LEITE MCNAMARA 10550 WESTERN AVE #33 STANTON
MELISSA LEITE MCNAMARA

Grantee's Name and Address

After recording, return to (Name and Address):

VIVIAN L MCNAMARA
10550 WESTERN AVE SPC 33 STANTON
CALIFORNIA 90680

Until requested otherwise, send all tax statements to (Name and Address):

VIVIAN L MCNAMARA
10550 WESTERN AVE SPC 33 STANTON CA 90680

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated FEBRUARY 18TH 2020, by and between
VIVIAN L MCNAMARA

the affiant named in the duly filed affidavit concerning the small estate of SABRINA LEITE MCNAMARA, deceased, hereinafter called grantor, and VIVIAN LEITE MCNAMARA AND MELISSA M CASTANEDA, WHO ACQUIRED TITLE AS MELISSA LEITE MCNAMARA WITH RIGHTS OF SURVIVORSHIP? 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):

CODE: 036 PCL:100

MAP: 3811-015AD-D4000

ACRES: 2.32

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2
BLOCK-48 LOT-14

(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 \$ 16,000. 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.

Vivian L. McNamara

Affiant

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on _____, by _____

as _____

of _____

see attachment

Notary Public for Oregon

My commission expires _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**
(CALIFORNIA CIVIL CODE § 1189)

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 Orange)

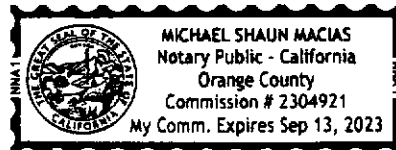
On February 18, 2020 before me, Michael Shaun Macias, Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Vivian Leite McNamara
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 official seal.

Michael Macias
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Affiant's Deed Document Date: February 18, 2020

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Additional Information: N/A