

2020-006210

Klamath County, Oregon



00259358202000062100030039

05/19/2020 10:28:58 AM

Fee: \$92.00

AFFIANT'S DEED

Kristine Y. Alves, Claiming Successor
517 Michigan Blvd.
West Sacramento, CA 95691
Grantor

Kristine Y. Alves, Claiming Successor
1517 Michigan Blvd.
West Sacramento, CA 95691
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 12 day of May, 2020, by and between KRISTINE Y. ALVES, the affiant named in the duly filed affidavit concerning the small estate of HOLLIS FLOYD HANCOCK, deceased, hereinafter called the first party, and KRISTINE Y. ALVES, 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 at 5201 Walton Drive, Klamath Falls, Klamath County, Oregon, described as follows:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

Map/Tax R-3909-011AB-01500-000

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 \$175,000.00

Dated this 12 day of May, 2020.

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.

Kristine Y. Alves

Kristine Y. Alves, Claiming Successor

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

STATE OF CALIFORNIA)
) ss.
County of Yolo)

On May 11, 2020 before me, Kenneth Hong
Notary Public, personally appeared, Kristine Y. Alves, Claiming Successor, 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 she executed the same in her authorized capacity, and that by her 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

Kenneth Hong

(Seal)

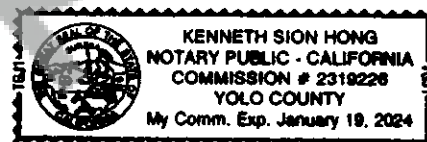


EXHIBIT A
LEGAL DESCRIPTION

Parcel 1 of Land Partition 17-90, situated in Lot 1 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the NW1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point, as marked with a 5/8" x 30" iron pin, with a Tru-Line Surveying plastic cap, on the Northeasterly right of way line of Walton Drive, from which the Southeasterly corner of said Lot 1 bears South 43° 35' 35" East 6.2 feet; thence North 43° 35' 35" West along said Northeasterly right of way line 229.65 feet to the true point of beginning; thence North 39° 46' 34" East 95.69 feet; thence along the Northerly line of this Tract, South 66° 07' 50" East 102.32 feet; thence South 41° 11' 07" West 134.84 feet to the Northeasterly right of way line of Walton Drive; thence along said Northeasterly right of way line North 43° 35' 35" West 95.72 feet to the point of beginning.

Tax Account No.: 3909-0011AB-01500-000
548615

Key No:

Ex "A"