

Stephen Hedlund
Returned at Counter

2021-000245

Klamath County, Oregon



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01/07/2021 03:36:06 PM

Fee: \$87.00

Grantor's Name and address:
Thomas Allen Moore, Claiming Successor
P.O. Box 1182
Hamilton, MT 59840

Grantee's Name and address:
Dorothy Kay Giovanetti
5436 Villa Drive
Klamath Falls, OR 97603

After recording return to:
Dorothy Kay Giovanetti
5436 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:
Dorothy Kay Giovanetti
5436 Villa Drive
Klamath Falls, OR 97603

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AFFIANT'S DEED

THIS INDENTURE made this 16 day of December 2020, by and between Thomas Allen Moore, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Shirley P. Moore, deceased, hereinafter called the first party, and Dorothy Kay Giovanetti, 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, Dorothy Kay Giovanetti, 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 the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3 in Block 2 of Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.305. 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 APPROVED USES AND 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 195.305.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

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

In Witness Whereof, the grantor has executed this instrument this ____ day of December, 2020; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Thomas Allen Moore
Thomas Allen Moore, Claiming Successor

STATE OF MONTANA)
) ss.
County of Ravalli)

On Dec 16, 2020 before me, Jody Smith, Notary Public, personally appeared Thomas Allen Moore personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Jody Smith
Notary Public for Montana
My Commission Expires: 10-01-2023

