

2021-018076

Klamath County, Oregon



00291941202100180760010012

12/06/2021 12:38:34 PM

Fee: \$82.00

After recording return to:  
Law Office of Jeffrey D. Hedlund  
28 North G Street  
Lakeview, OR 97630

Until a change is made all tax  
statements should be sent to:  
George and Margaret Ashkar  
2279 29th St.  
Santa Monica, CA 90405

### AFFIANT'S DEED

Margaret Ashkar, the duly appointed, qualified and acting Affiant of the Estate of Margaret Shishim, deceased, Lake County Circuit Court Case No. 21PB06009, as Grantor, conveys to Margaret Ashkar, Trustee of the Margaret Shishim Trust u/t/a October 31, 1996, as Grantee, the decedent's 100% interest in the following described Klamath County, Oregon real property:

Lot 13, Block 15, First Addition Sprague River.

(Code No. 072; Map No. 3610-014BD-01300; Acct. No. 333847)

The true and actual consideration for this conveyance is a distribution from Lake County Small Estate Proceeding Case No. 21PB06009.

"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."

This deed is prepared and recorded in compliance with ORS 114.545(3) and represents distribution from and a conclusion of the above identified small estate proceeding.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29 day of November 2021.

ESTATE OF MARGARET SHISHIM

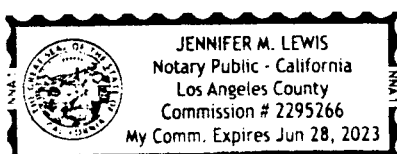
By:

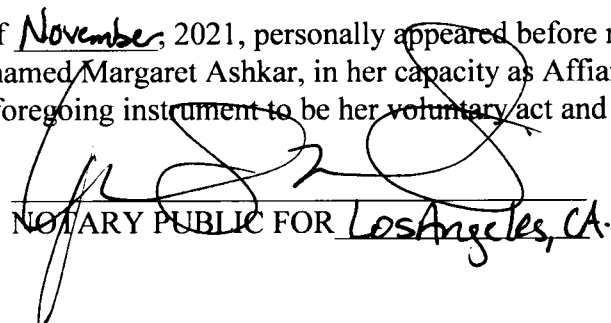
  
Margaret Ashkar, Affiant

STATE OF California )  
County of Los Angeles )

ss.

Be it remembered that on this 29<sup>th</sup> day of November, 2021, personally appeared before me, a Notary Public in and for said County and State, the above named Margaret Ashkar, in her capacity as Affiant of the Estate of Margaret Shishim and acknowledged the foregoing instrument to be her voluntary act and deed.



  
NOTARY PUBLIC FOR Los Angeles, CA.