



RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Ralph Dienform Pina

GRANTEE'S NAME:

Ralph Dienford Pina

AFTER RECORDING RETURN TO:

Susan Ann Anson
8324 Teal Drive
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Susan Ann Anson
8324 Teal Drive
Bonanza, OR 97623

8324 Teal Drive, Bonanza, OR 97623

2022-006779

Klamath County, Oregon

05/31/2022 09:22:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SMALL ESTATE AFFIANT'S DEED

Ralph Dienford Pina, individually and as claiming successor, the affiant in the duly filed affidavit concerning the small estate of **Patrick H. Kelly**, deceased, filed in Circuit Court for Klamath County, Oregon, Case No. 21PB09876, Grantor, conveys to **Ralph Dienford Pina and Susan Ann Anson, Husband and Wife**, Grantee, all the estate, right and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, in the following described property in the County of Klamath, State of Oregon:

Lot 9 in Block 37 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No.(s): 461235

The true consideration for this conveyance is NONE.

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.

87

SMALL ESTATE AFFIANT'S DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/31/2022

Ralph Dienford Pina
Ralph Dienford Pina, Individually

Estate of Patrick H. Kelly

Ralph Dienford Pina
Ralph Dienford Pina, Claiming Successor

State of Oregon

County of Lamar

This instrument was acknowledged before me on 5/31/2022 by Ralph Dienford Pina, individually and as claiming successor for the estate of Patrick H. Kelly.

Jillian K Lowery
Notary Public - State of Oregon

My Commission Expires: 2/6/2024

