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01/11/2023 10:48:39 AM

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:
Ralph Partridge
31997 Paseo Parallon
Temecula, CA 92592

AFFIANT'S DEED

Ralph Partridge, the duly appointed, qualified and acting Affiant of the Estate of Stephen Jeffrey St. Hilaire, deceased, Lake County Circuit Court Case No. 22PB02697, as Grantor, conveys to Nicole M. St. Hilaire, as Grantee, the decedent's 100% interest in the following described Klamath County, Oregon real property:

The West ½ of the Northeast ¼ of Section 29 that lies south of Highway 140 in Township 36 South, Range 12 East of the Willamette Meridian.

(Code No. 072; Map No. 3612-02900-00300; Acct. No. 358400)

The true and actual consideration for this conveyance is a distribution from Lake County Small Estate Proceeding Case No. 22PB02697.

"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 6 day of January 2023.

ESTATE OF STEPHEN JEFFREY ST. HILAIRE

By: [Signature]
Ralph Partridge, Affiant

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 Riverside) SS.

Be it remembered that on this 6 day of January, 2023, personally appeared before me, a Notary Public in and for said County and State, the above named Ralph Partridge, in his capacity as Affiant of the Estate of Stephen Jeffrey St. Hilaire and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR _____

