

2023-004858

Klamath County, Oregon

Amy Barnhouse

After recording, return to:
Victor L. Dupuis
P.O. Box 148
Beatty, OR 97621

Send tax statements to:
Victor L. Dupuis
P.O. Box 148
Beatty, OR 97621



00316180202300048580010012

06/23/2023 03:28:43 PM

Fee: \$82.00

SMALL ESTATE AFFIANT'S DEED

April Souttere Penera, Affiant for the Small Estate of August Lee Souttere (Klamath County Circuit Court Case No. 22PB04624) Grantor, conveys to **Victor L. Dupuis, Grantee**, for value received and consideration hereinafter stated, the receipt whereof hereby is acknowledged, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee and Grantee's heirs, successors-in-interest and assigns all the estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, to-wit:

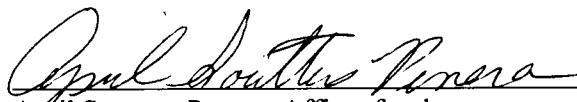
Lots 7, 8, 9, 10, 11 and 12, Block 47 of Oregon Pines, as same as shown on the plat filed June 30, 1969, duly recorded in the office of the County Recorder of Klamath County, Oregon.

The true and actual consideration paid for this transfer stated in terms of dollars is \$35,000.00. However, the actual consideration consists of or included other property or value given or promised which is part/whole of the consideration.

To have and to hold the same unto Grantor and Grantee's heirs, successors-in interest and assigns forever.

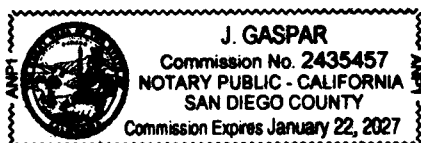
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

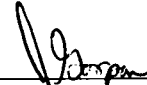
DATED this 16 day of JUNE, 2023.


April Souttere Penera, Affiant for the
Estate of August Lee Souttere, Grantor

STATE OF CALIFORNIA, County of San Diego)

Personally appeared before me this 16 day of June, 2023, the above-named April Souttere Penera, Affiant for the Small Estate of August Lee Souttere, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for California

My Commission expires: 1/22/27