



10/05/2023 10:17:12 AM

Fee: \$87.00

Ralph Partridge
31997 Paseo Parallon
Temecula, CA 92592

AFFIANT'S DEED

Ralph Partridge, the duly appointed, qualified and acting Affiant of the Estate of Nicole M. St. Hilaire, deceased, Lake County Circuit Court Case No. 23PB04406, as Grantor, conveys to Ralph Partridge, Trustee of The Nicole St. Hilaire Living Trust u/t/a March 24, 2022, 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. 23PB04406.

"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 3rd day of OCTOBER, 2023.

ESTATE OF NICOLE M. ST. HILAIRE

By:

Ralph Partridge, Affiant

STATE OF _____)
)
County of _____) SS.

Be it remembered that on this _____ day of _____, 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 Nicole St. Hilaire and acknowledged the foregoing instrument to be his voluntary act and deed.

NOTARY PUBLIC FOR

**SEE ATTACHED
NOTARY CERTIFICATE**

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 }

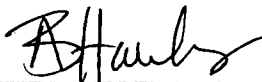
County of RIVERSIDE }

On 10/03/2023 before me, A. BROWNHAWKS, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared RALPH PARTRIDGE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

AFFIANT'S DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 10/03/2023

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

- _____
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.