2023-008652 Klamath County, Oregon



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

10/05/2023 10:17:12 AM

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 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 INOUIRE 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 2 Plant Charles and

IN WITNESS WHEREOF, the Gran	ator has executed this instrument this day of, 2023.
	By: Ralph Partridge, Affiant
STATE OF) ss.	
County of)	
Public in and for said County and State, the	, 2023, personally appeared before me, a Notary above named Ralph Partridge, in his capacity as Affiant of the ged 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.

On 10/03/2023 before me, A. BROWNHAWKS, NOTARY PUBLIC 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. WITNESS my hand and official seal. ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT AFFIANT'S DEED (Title or description of attached document Date 10/03/2023 Number of Pages 2 Document Date 10/03/2023 CAPACITY CLAIMED BY THE SIGNER Individual (s) COPPORTED THE SIGNER Individual (s) COPPORTED THE SIGNER Individual (s) COPPORTED THE SIGNER Individual (s) Spatter of the notary public must match the signed schowledgment form. Signature or plural forms by crossing off incorrect forms (i.e. he-shelbey: is /are) or circling the correct forms. Failure to correctly indicate this information must be clear and photographically reproducible. Impression must be clear and photographically reproducible. Impression must be clear and photographically reproducible. Impression must not cover text or lines. If said active recording. Signature of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev with the office of the notary public must match the signature on flev w	State of CALIFORNIA	}
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. ABROWN HAWKS COMM. #234292 MORANDER 12. 12. 12. 12. 12. 12. 12. 12. 12. 12.	County of RIVERSIDE	. }
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www.NotaryClasses.com 800-873-9865

Trustee(s)

Other

Attorney-in-Fact

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).

acknowledgment is not misused or attached to a different document.

Additional information is not required but could help to ensure this

• Securely attach this document to the signed document with a staple.