

**Grantors:**

LINDA FRAIJO, Affiant  
Estate of CHARLES ANDREW FRAIJO

**Grantees:**

YVONNE SIDNER

**Send Tax Statements To:**

Yvonne Sidner  
7758 W. Florence Ave.  
Phoenix, AZ 85043

**After Recording Return To:**

Siskiyou Law  
1467 Siskiyou Blvd.  
PMB #524  
Ashland, Oregon 97520

**DEED OF AFFIANTS**

LINDA FRAIJO, Affiant and claiming successor in the small estate proceeding for CHARLES ANDREW FRAIJO, deceased, Klamath County probate number 23PB03504, Grantors, hereby convey to YVONNE SIDNER, Grantee, a 100% interest in the following described real property situated in Klamath County, Oregon, to-wit:

Lot 22, Block 1, Sprague River Valley Acres, as per plat recorded in records of said County.

The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None (estate distribution).

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.

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Linda Fraijo  
Linda Fraijo, Affiant,  
Estate of CHARLES ANDREW FRAIJO  
Grantor

Dated: 9-13-23

STATE OF TENNESSEE     )  
  ) SS  
COUNTY OF RUTHERFORD   )

The foregoing Deed of Affiant was acknowledged before me on <sup>Sept.</sup> ~~August~~ 13<sup>th</sup>, 2023, by Linda Fraijo.

[Signature]  
Notary Public for Tennessee  
My commission expires: 02/24/2026

