

2024-001060

Klamath County, Oregon



00324917202400010600030035

02/09/2024 11:17:45 AM

Fee: \$92.00

Sandra Sanchez, Claiming Successor,
Estate of Debra Doreen Casillas, AKA Fraijo, Grantor;

Roland Fraijo, Grantee

After recording return to:
Douglas F. Angell
9400 SW Barnes Road, Suite 305
Portland, OR 97225
503-336-0053

Until a change is requested, all tax statements must be sent to the following address:
Roland Fraijo
21238 Cienega
Covina, CA 91724

DEED OF CLAIMING SUCCESSOR

Sandra Sanchez, the Claiming Successor of the Estate of Debra Doreen Casillas, AKA Fraijo, deceased, Klamath County probate number 23PB07977, grantor, hereby conveys to Roland Fraijo, that real property situated in Klamath County, Oregon, described as follows:

SPRAGUE RIVER VALLEY ACRES, BLOCK 1, LOT 12, in the County of Klamath and State of Oregon.

This property is free from encumbrances except for those of record.

The true consideration for this conveyance 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.

DATED: Feb 2, 2024

ESTATE OF Debra Doreen Casillas, AKA Fraijo

Sandra Sanchez
Sandra Sanchez Claiming Successor,
Grantor

STATE OF CALIFORNIA)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20__, by Sandra Sanchez, claiming successor.

See Attached
Notarial Certificate

Notary Public for California
My commission expires: _____

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 Los Angeles)

On February 2, 2024 before me, Sandra Rosales- Notary Public
(insert name and title of the officer)

personally appeared Sandra Sanchez,
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.

Signature [Signature] (Seal)

