

After recording return to:

Natalie E. Smith
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

Katherine Z. Khoury, Trustee
Elaine M. Zermeno Trust
3362 Brockwood Lane
Oxnard, CA 93036

AFFIANT'S DEED

Katherine Z. Khoury, Affiant, under the Small Estate Affidavit for the Estate of Elaine Michalopoulos Zermeno filed in Klamath County Circuit Court, Case No. 23PB11211, Grantor, conveys to Katherine Z. Khoury, Trustee, Elaine M. Zermeno Trust u/a dated October 9, 2007, Grantee, the real property situated in the County of Klamath, State of Oregon, more particularly described as follows ("Property"):

BLOCK 31, LOT 62 OF THE 4th ADDITION TO NIMROD RIVER PARK, as shown on map in official records of said county.

The true and actual consideration for this transfer is \$0.00, and is to complete distribution of the Estate of Elaine Michalopoulos Zermeno.

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 March 29, 2024.

GRANTOR:

ESTATE OF ELAINE MICHALOPOULOS
ZERMENO

By:

Katherine Z. Khoury
Katherine Z. Khoury, Affiant

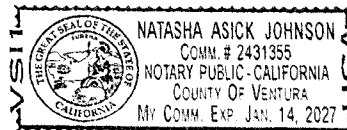
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On March 29th 2024 before me, Natasha Asick Johnson, a Notary Public for the State of California, personally appeared Katherine Z. Khoury, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)

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