

2024-004621

Klamath County, Oregon



06/07/2024 01:15:58 PM

Fee: \$87.00

After recording, please send to:

Paula Marchetti
27642 Revere Way
Agoura Hills, CA 91301

* Please also send tax statements to above address.

Affiants Deed

This deed by and between Paula Marchetti, the affiant/claiming successor named in the duly filed affidavit concerning the Small Estate of Anthony G. Magnani, Klamath County Circuit Court Case No. 23PB10835, deceased, hereinafter called grantor, and the Estate of Nicholas Magnani herein after called grantee.

WITNESSETH, for considerations pursuant to Klamath County Case No. 23PB10835 the receipt of which is acknowledge, grantors convey to grantee all the estate, right and interest of the deceased at the time of decedent's death, and all the estate, right and interest of the estate of the deceased, whether acquired be operation of law or otherwise, in that certain real property situated in Klamath County, State of Oregon, as well as all individual interest that any of the heirs may have in the real property situated in Klamath County Oregon described as follows:

Lot 7 Block 117 Klamath falls Forest estate Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon.

SUBJECT TO; all easement, reservations, restrictions, and rights of way of record or apparent on the ground. To have and to hold the same unto grantees, and grantees' heirs, successors-in-interest and assigns forever.

In Constructing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities, and to individuals.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 17 day of May, 2024.

Paula Marchetti Affiant

STATE OF CALIFORNIA)

County of _____) ss.

The above-mentioned person, Paula Marchetti, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this _____ day of May, 2024.

Notary Public for California

notary
* see attached documents
BM 5/17/24

Jennifer Schade
Returned at Counter

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 Affiant Deed
 2 NA
 3 NA
 4 NA
 5 NA
Paula Marchetti NA
 Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

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

Subscribed and sworn to (or affirmed) before me

on this 17 day of May, 2024
 by Paula Marchetti
 Date Month Year

(1) Paula Marchetti

(and (2) NA),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
 Signature Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affiant Deed - Anthony G. Magnani

Document Date: 5/17/24 Number of Pages: 1

Signer(s) Other Than Named Above: NA