

Returned at Counter

Jennifer J. Schade LLC

2024-008363

Klamath County, Oregon

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00333861202400083630040040

09/24/2024 03:22:20 PM

Fee: \$97.00

THIS SPACE RESERVED FOR USE BY  
Recording Office

After recording return to: ORS 205.234(1)(c)

Paula Marchetti  
27642 Revere Way  
Agoura Hills, CA 91301

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Affiants Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Nicholas Magnani - Probate Case No. 23PB10833

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Paula Marchetti

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Paula Marchetti  
27642 Revere Way  
Agoura Hills, CA 91301

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2024-004622

9. If this instrument is being re-recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of:

To correct:

Ms Marchetti's atty Jennifer J. Schade  
"Paul" to "Paula" due to scrivener's error

Previously recorded in Book/Volume \_\_\_\_\_ and Page \_\_\_\_\_, or as Fee number 2024-004622

Tennifer Schade  
Returned at Counter

2024-004622  
Klamath County, Oregon



06/07/2024 01:16:49 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 Nicholas Magnani, Klamath County Circuit Court Case No. 23PB10833, deceased, hereinafter called grantor, and ~~Paul~~ Marchetti herein after called grantee.

Paula

**WITNESSETH**, for considerations pursuant to Klamath County Case No. 23PB10833 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  
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

\* see attached notary document  
DM 5/17/24

Jennifer Skade  
Returned at Counter

2024-004622

Klamath County, Oregon



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06/07/2024 01:16:49 PM

Fee: \$87.00

After recording, please send to:

Paula Marchetti  
27642 Revere Way  
Agoura Hills, CA 91301

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### Affiants Deed

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**WITNESSETH**, for considerations pursuant to Klamath County Case No. 23PB10833 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:

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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.

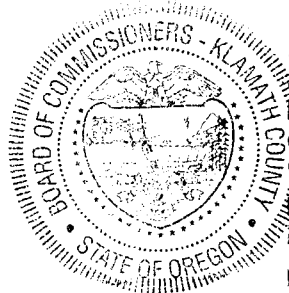
Paula Marchetti  
Paula Marchetti Affiant

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



STATE OF OREGON)

County of KLAMATH)

CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: September 24, 2024

ROCHELLE LONG, Klamath County Clerk

By: Valerie Gammur, Deputy

\* see attached notary document  
DM 5/17/24

**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 Affiants Deed

2 NA

3 NA

4 NA

5 NA

6 Paula Marchetti  
 Signature of Document Signer No. 1

NA  
 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

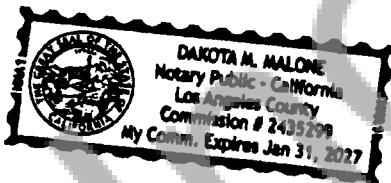
on this 17 day of May, 2024  
 by Paula Marchetti  
 Date Month Year

(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: Affiants Deed- Nicholas Magnani

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

Signer(s) Other Than Named Above: NA