Grantors: John Ricker, Affiant For the Estate of August J. Ricker 1330 Hetrick Ave Arroyo Grande, CA 93420 **Grantees:** John Ricker, Trustee of the August J. Ricker Trust 1330 Hetrick Ave Arroyo Grande, CA 93420 After Recording Return To: Sohler Law 3 Centerpointe Drive, Suite 190 Lake Oswego, OR 97035 **Please Send All Tax Statements To** John Ricker, Trustee of the August J. Ricker Trust 1330 Hetrick Ave Arroyo Grande, CA 93420

Affiant's Deed

John Ricker, the Affiant named in the duly-filed Affidavit concerning the Simple Estate of August J. Ricker, deceased, Klamath County Circuit Court Case Number 24PB05679, hereinafter called the Grantor, hereby grants, bargains, sells, and conveys to John Ricker, Trustee of the August J. Ricker Trust, as Grantee, and unto said Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Legal Described as:

Lot 10, Block 39, first addition to "Klamath Forest Estates," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Assessor's account No.: R268230

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00.

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

IN WITNESS WHEREOF, the undersigned has executed this document on the date(s) set forth below.

John Ricker, Affiant for the Estate of August J. Ricker

State of)
) ss.
County of)

This instrument was acknowledged before me this _____ day of _____ 2024, by John Ricker, Affiant for the Estate of August J. Ricker

SEE ATTACHED FORM FOR NOTARY CERTIFICATE

Notary Public

CALIFORNIA ALL-PURPOSE 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 San Luis Ob				
on December	(17202 before me, 0	Cristal Navarro Gij	on, Notary Public,	
Date		- his	Dicker	
personally appeared _		ONN	AICNER	
	Name(s) of Signer(s)			

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.

CRISTAL NAVARRO GIJON Notary Public - California San Luis Obispo County Commission # 2393474 My Comm. Expires Feb 9, 2026 of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

I certify under PENALTY OF PERJURY under the laws

Signatur of Notary Public

Place Notary Seal Above

- OPTIONAL

Though this section is 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's De	ed
Document Date:	Number of Pages: 2
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	Signer's Name:
Corporate Officer — Title(s):	Corporate Officer — Title(s):
Partner Limited General	Partner — 🗌 Limited 🗌 General
Individual	Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee Tr
🗌 Other:	Other:
Signer ts Representing:	Signer Is Representing:

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