

2024-010929

Klamath County, Oregon

12/18/2024 09:53:02 AM

Fee: \$92.00

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,

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Obispo

On December 17, 2024 before me, Cristal Navarro Gijon, Notary Public,
Date

personally appeared

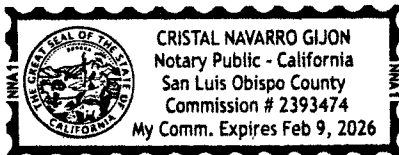
John Ricker

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.

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

Cristal Navarro Gijon
Signature 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 Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____