

2025-004606

Klamath County, Oregon

LC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00342998202500046060020028

06/16/2025 11:44:10 AM

Fee: \$92.00

After recording, return to (Name and Address):

Steven H Gianelli

1209 S Sheridan Ave

Tacoma, WA 98405

Until requested otherwise, send all tax statements to

(Name and Address):

Steven H Gianelli

1209 S Sheridan Ave

Tacoma, WA 98405

[SPACE RESERVED FOR RECORDER'S USE]

AFFIANT'S DEED

Steven H Gianelli

, the affiant named in the duly filed affidavit concerning the simple estate of Gregory Thomas Gianelli, deceased, Klamath County probate Number 25PB01840 ("grantor"), for the consideration

stated below, does hereby grant, bargain, sell and convey to Steven H Gianelli ("grantee"),

and to grantee's heirs, successors and assigns, all the estate, right and interest, whether acquired by operation of law or otherwise, of the estate of the deceased, in that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If the property is being transferred to an heir or devisee without any payment, "None – Estate Distribution" can be written in as the amount of consideration.



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on May 2, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

Affiant

[Handwritten initials]

Washington

Pierce

STATE OF ~~OREGON~~, County of _____) ss.

This record was acknowledged before me on May 2, 2025

by Steven H. Gianelli

or This record was acknowledged before me on _____

by _____

as (corporate title) _____

of (company name) _____



[Handwritten signature]

Notary Public for ~~Oregon~~ Washington state

My commission expires 1-17-2028

EXHIBIT "A"

23764

Lot 24, Block 3, OREGON PINES, in the County of Klamath, State of Oregon.

CODE 8 MAP 3511-2280 TL 1700

Lots 1, 2, 3, 4, 5, 6 and 7, Block 3, OREGON PINES, in the County of Klamath, State of Oregon.

CODE 8 MAP 3511-2280 TL 2800

Lots 7, 8 and 9, Block 2, OREGON PINES, in the County of Klamath, State of Oregon.

CODE 8 MAP 3511-2280 TL 3500

State of Oregon, County of Klamath
Recorded 6/16/99, at 3:24 p.m.
in Vol M99 Page 23764
Linda Smith
County Clerk Fees 35 KA