

LC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2025-009567
Klamath County, Oregon



00348810202500095670020020

10/27/2025 09:56:49 AM

Fee: \$92.00

After recording, return to (Name and Address):

Manah E. Rosenberg
Michael S. Canale
1051 NE 14th St #40
Grants Pass OR 97526

Until requested otherwise, send all tax statements to
(Name and Address):

Same as above

[SPACE RESERVED FOR RECORDER'S USE]

AFFIANT'S DEED

michael Steven Canale, the affiant named in the duly filed affidavit concerning the simple estate of Philip A. Canale, deceased, Klamath County probate Number 25PB08273 ("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to Michael S. Canale and Manah E. Rosenberg, with rights of survivorship ("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:

Lot 7, Block 40, Buena Vista Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the office of County Clerk of Klamath County, Oregon

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
- 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 October 8, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

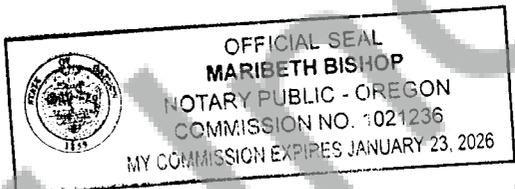
[Signature]
 Michael Steven Canale by Candy Rosenberg as his attorney in fact Affiant

STATE OF OREGON, County of Josephine ss.

This record was acknowledged before me on _____, by _____

or This record was acknowledged before me on October 8, 2025, by Candy Rosenberg

as (corporate title) Power of Attorney of (company name) for Michael Steven Canale



[Signature]
 Maribeth Bishop
 Notary Public for Oregon
 My commission expires 01-23-2026