

BL

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

2013-007556**Klamath County, Oregon****00138634201300075560030035****07/02/2013 11:38:46 AM****Fee: \$47.00**SPACE RESERVED
FOR
RECORDER'S USEAfter recording, return to (Name and Address):
Deborah K. Benton14137 - 209th N.E.Woodinville, WA 98072**COVER SHEET FOR INSTRUMENT TO BE RECORDED***

The attached instrument is presented for recording. A summary of its terms is as follows:

1. The name(s) of the transaction(s) embodied therein (required by ORS 205.234(1)(a)) is/are: _____

Affiant's Deed

2. The names of all parties involved, as described in ORS 205.125(1)(a) and (b) and 205.160, are: Grantor: Deborah K. Benton 14137 - 209th N.E., Woodinville, WA 98072; Grantees: Deborah K. Benton, Kimberly L. Hoff 245 Silver Shores Dr. Silver Lake, WA 98072; Fredrick L. Miller, Nakajima Hon Cho 3-77-12, Wood Hills, Apt. D, Murorn, Japan (each as to an undivided One-Third interest)

3. If the attached instrument conveys or contracts to convey fee title to any real estate or is a memorandum of such instrument(s), the true and actual consideration paid for such transfer (required by ORS 93.030(5)) is: None

4. Until a change is requested, tax statements shall be sent to (give name and address): Deborah K. Benton 14137 - 209th N.E., Woodinville, WA 98072

5. If the attached instrument is to be recorded in the county clerk lien record, the information described in ORS 205.125(1)(c) (if applicable) follows:** N/A

6. If the attached instrument is an order or warrant which creates full or partial satisfaction of any lien claim, information regarding such satisfaction(s) (required by ORS 205.125(1)(e)) is as follows (if none, so state): None

7. If this instrument is being re-recorded***, complete the following statement (required by ORS 205.244): Re-recorded at the request of _____ to correct _____

Previously recorded in book _____ and page _____, or as fee No. _____

* This cover sheet should be completed and attached to an instrument (1) when the instrument does not contain all required information on its first page, or (2) when re-recording a corrected document at the direction of the county recorder. Cover sheet errors do not affect the transaction(s) contained in the instrument. This cover sheet need not be separately signed or acknowledged.

** Set forth the amount of the civil penalty or the amount, including penalties, interest and other charges, for which any applicable warrant was issued. If no warrant was issued, insert "N/A."

*** For correction of certain trust deed recordings pursuant to ORS 86.722, use S-N Form No. 1334, Correction of Error(s) re Trust Deed Records.

BLL

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



Deborah K. Benton

14137 - 209th N.E.

Woodinville, WA 98072

Grantor's Name and Address*

See Cover Sheet Attached

Grantee's Name and Address*

After recording, return to (Name and Address):

SPACE RESERVED
FOR
RECORDER'S USE

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

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

AFFIANT'S DEED

THIS INDENTURE dated _____, by and between
Deborah Kathleen Bentonthe affiant named in the duly filed affidavit concerning the small estate of Frank Lincoln Miller, deceased, hereinafter called grantor, and Deborah K. Benton, Kimberly L. Hoff and Fredrick L. Miller, each as to an undivided, hereinafter called grantee; WITNESSETH: one-third (1/3) interest,For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath Falls County, State of Oregon, described as follows (*legal description of property*):

Lot 2 of DE BIRK HOMES, Klamath Falls County, State of Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. ^①However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ^①(The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing 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, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

See Attached

Affiant

STATE OF ~~OREGON~~, County of _____) ss.This instrument was acknowledged before me on _____,
by _____This instrument was acknowledged before me on _____,
by _____as _____
of _____

Notary Public for Oregon

My commission expires _____

IN WITNESS WHEREOF, grantor has executed this instrument.

Deborah K. Benton
Deborah Kathleen Benton, Affiant

STATE OF WASHINGTON)
) ss.
County of King)

I CERTIFY that I know or have satisfactory evidence that Deborah Kathleen Benton is the person who appeared before me, and said person acknowledged that she is and signed this document in her capacity as the affiant named in the duly filed Affidavit of Claiming Successor of the Estate of FRANK LINCOLN MILLER, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 4, 2013

Barbara G. Blumenthal
Barbara G. Blumenthal
[print name]
NOTARY PUBLIC in and for the State of
Washington, residing at Sammamish
My appointment expires: 10/17/14

