

2017-004947

Klamath County, Oregon



00203320201700049470020029

05/10/2017 03:18:28 PM

Fee: \$47.00

**AFFIANTS' DEED**

**Grantors:** Karen Lavelle Beland  
2234 Autumn Avenue  
Klamath Falls, OR 97603

**Grantees:** Christopher William Beland  
3837 Hwy 39, Apt. #7  
Klamath Falls, OR 97603

Michelle Renee (Beland) Hagelstein  
20406 N.E. 205<sup>th</sup> Place  
Battle Ground, WA 98604

**Consideration:** \$ -0-

**After recording,  
return to:** Barbara M. DiIaconi, Esq., P.C.  
121 South Eighth Street  
Klamath Falls, OR 97601

**Send all property  
tax statements to:** Karen Lavelle Beland  
2234 Autumn Avenue  
Klamath Falls, OR 97603

Returned at Counter

**KNOW ALL MEN BY THESE PRESENTS,** that Karen Lavelle Beland as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successor of the Small Estate of Alfred William Beland, Klamath County Circuit Court Case Number 16PB07644, hereinafter called grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Christopher William Beland and Michelle Renee (Beland) Hagelstein, hereinafter called grantees, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in 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:

Real Property located at 2234 Autumn Avenue, Klamath Falls, Oregon.  
Riverview Second Addition, Blk 1, Lot 13 E2 Lot 14  
**Map Tax Lot #R-3909-005BD-03600-000**  
Subject to the Life Estate granted to Karen Beland

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

The true and actual consideration for this transfer, is the distribution of said property in accordance with the Estate of Alfred William Beland, Klamath County Circuit Court Case Number 16PB07644 in which the interest in the above-described real property is to be given to Christopher William Beland and Michelle Renee (Beland) Hagelstein.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

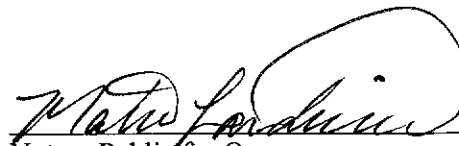
IN WITNESS WHEREOF, the grantor have executed this instrument on this 10 day of May, 2017.

  
Karen Lavelle Beland, Grantor

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

This instrument was acknowledged before me on this 10<sup>th</sup> day of May, 2017, by Karen Lavelle Beland.



  
Notary Public for Oregon  
My Commission Expires: 5-10-19