



2017-005544

Klamath County, Oregon

05/19/2017 02:05:00 PM

Fee: \$47.00

After Recording, please send to:

Estate of Wayne David Walton

c/o Blain Law, LLC

1151 Pine Street

Klamath Falls, Oregon

*Please also send tax statements

To above address

AFFIANT'S DEED

This Affiant's Deed, executed this 17 day of May, 2017.

By Grantor: Ronda Thomson, the affiant named in the duly filed affidavit concerning the small estate of Wayne David Walton, deceased, Klamath County Circuit Court case number 17PB03292, hereby conveys:

To Grantee: Ronda Thomson, an undivided $\frac{1}{2}$ interest, and to Carmen Anderson, an undivided $\frac{1}{2}$ interest, of all rights, title, and interest held by Grantor.

WITNESSETH, for value received and consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantees' heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by the operation of law or otherwise, in that certain real property, and improvements and appurtenances thereto, situated in the County of Klamath, State of Oregon, to Wit:

Lot 47, Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is \$45,000.00. ORS 93.930. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the 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 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property

due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Ronda Thomson

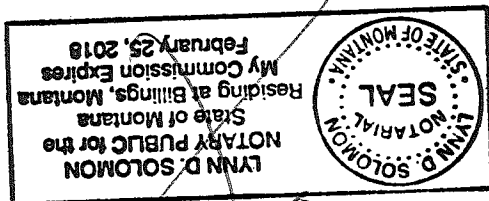
Ronda Thomson, Claiming Successor for
Estate of Wayne David Walton and Grantor

STATE OF OREGON

County of Klamath

} ss

The above-mentioned person, Ronda Thomson, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 17 day of May, 2017.



Lynn D. Solomon
Notary Public for Ronda Thomson
My Commission Expires: 2-25-2018

