

2017-012428

Klamath County, Oregon



00212463201700124280020028

10/27/2017 03:29:20 PM

Fee: \$47.00

**AFFIANTS' DEED**

**Grantor:** Steven Frey  
c/o Barbara M. Dilaconi, Esq., P.C.  
121 South 8<sup>th</sup> Street  
Klamath Falls, OR 97601

**Grantee:** The Kurt Frey Living Trust  
c/o Barbara M. Dilaconi, Esq., P.C.  
121 South 8<sup>th</sup> Street  
Klamath Falls, OR 97601

**Consideration:** \$ -0-

**After recording,  
return to:** Barbara M. Dilaconi, Esq., P.C.  
121 South 8<sup>th</sup> Street  
Klamath Falls, OR 97601

**Send all property  
tax statements to:** Barbara M. Dilaconi, Esq., P.C.  
121 South 8<sup>th</sup> Street  
Klamath Falls, OR 97601

**KNOW ALL MEN BY THESE PRESENTS,** that STEVEN FREY as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successor of the Small Estate of Kurt Leslie Frey, Klamath County Circuit Court Case Number 17PB03283, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The Kurt Frey Living Trust, hereinafter called grantee, 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:

The property commonly known as 6708 Eberlein Avenue, Klamath Falls, Oregon 97603,  
and more particularly described as:

Lot 21, Block 5, Tract No. 1003, Third Addition to Moyina, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.  
Code 041 MAP 3809-036DC TL 02300 KEY #453459

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 Kurt Leslie Frey, Klamath County Circuit Court Case Number 17PB03283, in which the sole interest in the above-described real property is to be given to The Kurt Frey Living Trust.

Returned at Counter  
Dilaconi

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.

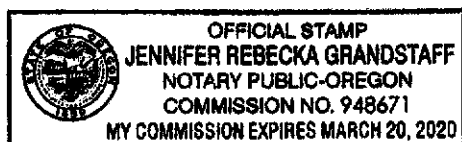
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 has executed this instrument on this 27<sup>th</sup> day of October, 2017.

  
STEVEN FREY, Grantor

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on this 27<sup>th</sup> day of October, 2017, by Steven Frey.



  
Notary Public for Oregon  
My Commission Expires: 3-20-20