

2017-014417

Klamath County, Oregon



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12/19/2017 11:47:13 AM

Fee: \$47.00

**After recording return to:**

Heather A. Kmetz  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089

**Send all tax statements to:**

Douglas R. Riese, Trustee  
Douglas R. Riese Trust  
5919 Sunset Ridge Road  
Klamath Falls, OR 97601

Returned at Counter

**AFFIANT'S DEED**

Douglas R. Riese, Affiant, on behalf of the Estate of Edra J. Riese, deceased, Grantor, conveys to Douglas R. Riese, Trustee, Douglas R. Riese Trust u/a dated February 5, 2015, Grantee, the real property located at 5475 Villa Drive, Klamath Falls, Oregon, situated in the County of Klamath, State of Oregon, more particularly described as follows ("Property"):

Lot 5 in Block 1, CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

The true and actual consideration for this transfer is \$0.00, as this transfer is made in administering the Estate of Edra J. Riese as part of the final distribution of assets from that Estate.

**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.

DATED December 19, 2017.

GRANTOR:

ESTATE OF EDRA J. RIESE

By: Douglas R. Riese  
Douglas R. Riese, Affiant

STATE OF OREGON       )  
County of Klamath    ) ss:

On the 19th day of December, 2017, personally appeared the above-named Douglas R. Riese and acknowledged the above instrument to be his voluntary act and deed as Affiant on behalf of the Estate of Edra J. Riese.



[Signature]  
Notary Public for Oregon  
My commission expires: 11-1-21

\*22741-002/AFFIANT DEED - 5475 VILLA DRIVE KLAMATH FALLS (02031919);2