

2018-005457

Klamath County, Oregon



00221698201800054570030030

05/01/2018 03:29:34 PM

Fee: \$52.00

**AFFIANTS' DEED**

**Grantors:** Jo Laine Irene Jorgensen  
as the Claiming Successor to the Estate of Elaine K. Loney  
3206 Ammons Drive  
Longview, WA 98632

**Grantees:** Janiel Merikay Nichols  
3021 W Beck Lane  
Phoenix, AZ 85053

Joseph Reginald Loney, Jr.  
7552 N Placita De Teresa  
Tuscon, AZ 85741

Jo Laine Irene Jorgensen  
3206 Ammons Drive  
Longview, WA 98632

**Consideration:** \$ -0-

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

**Send all property  
tax statements to:** Jo Laine Irene Jorgensen  
3206 Ammons Drive  
Longview, WA 98632

**KNOW ALL MEN BY THESE PRESENTS,** that Jo Laine Irene Jorgensen as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successors of the Small Estate of Elaine K. Loney, Klamath County Circuit Court Case Number 17PB05584, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Janiel Merikay Nichols, Joseph Reginald Loney, Jr. and Jo Laine Irene Jorgensen, hereinafter called grantees, and unto grantee's heirs, successors and assigns all of the grantors' 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:

Returned at Counter

The property commonly known as 2008 Homedale Road, Klamath Falls, OR 97603-5036, and more particularly described as:

Pleasant Home Tracts No 2, Lot 153  
Property Id. No.: R513297  
Map Tax Lot No.: R-3909-002AC-00100-000

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 Small Estate of Elaine K. Loney, Klamath County Circuit Court Case Number 17PB05584 in which the sole interest in the above-described real property is to be given to Janiel Merikay Nichols, Joseph Reginald Loney, Jr. and Jo Laine Irene Jorgensen,

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.

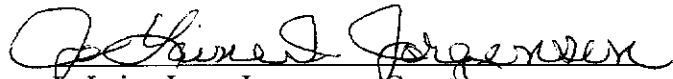
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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

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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.

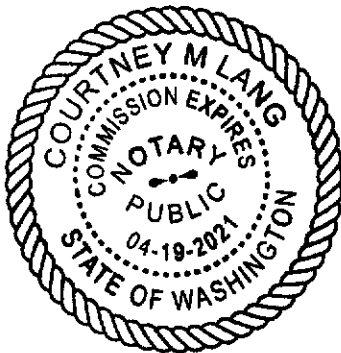
IN WITNESS WHEREOF, the grantors have executed this instrument on this 23<sup>rd</sup> day of April 2018.


  
Jo Laine Irene Jorgensen, Grantor

STATE OF WASHINGTON )

County of Cowlitz ) ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of April, 2018, by Jo Laine Irene Jorgensen.



  
Notary Public for Washington  
My Commission Expires: 04/19/2021