

2018-007635

Klamath County, Oregon



00224400201800076350020025

06/25/2018 03:30:01 PM

Fee: \$87.00

AFFIANTS' DEED

Grantors: Christopher Alan Benesch and Michael Edward Topalian
c/o Barbara M. Dilaconi, Esq., P.C.
121 South 8th Street
Klamath Falls, OR 97601

Grantee: Michael James Waterson
c/o Barbara M. Dilaconi, Esq., P.C.
121 South 8th Street
Klamath Falls, OR 97601

Consideration: \$ -0-

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

**Send all property
tax statements to:** Michael James Waterson
33153 Rose Avenue
Mission, British Columbia V2V 4Z4

KNOW ALL MEN BY THESE PRESENTS, that Christopher Alan Benesch and Michael Edward Topalian as the claiming successors and affiants named in the duly filed Affidavit of Claiming Successor of the Small Estate of Howard Walker Gales, Klamath County Circuit Court Case Number 17PB09752, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael James Waterson, 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:

TWP 35, RNGE 11, Block Sec 32, TRACT SE4NW4,
Acres 40.00 (the "Property")
Property ID: R288370
Map Tax Lot: R-3511-03200-00900-000

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 Estate of Howard Walker Gales, Klamath County Circuit Court Case Number 17PB09752, in which the sole interest in the above-described real property is to be given to Michael James Waterson.

Returned at Counter

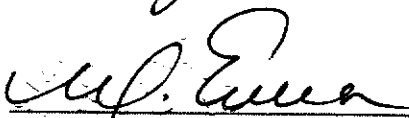
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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.


SWORN BEFORE ME at The Town of)
Sidney, Province of British Columbia, this)
18 day of June, 2018.)


A commissioner for taking affidavits)
in British Columbia.)

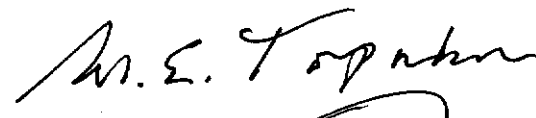
Wendy L. Everson
104 - 9840 Fifth Street
Sidney, BC V8L 2X3
Barrister & Solicitor


CHRISTOPHER ALAN BENESCH

SWORN BEFORE ME at The Town of)
Sidney, Province of British Columbia, this)
18 day of June, 2018.)


A commissioner for taking affidavits)
in British Columbia.)

Wendy L. Everson
104 - 9840 Fifth Street
Sidney, BC V8L 2X3
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MICHAEL EDWARD TOPALIAN