

Returned at Counter

2018-013638

Klamath County, Oregon



00231664201800136380020027

11/08/2018 12:03:57 PM

Fee: \$87.00

After recording, please return to
and send tax statements to:

Willis Keffer

2550 Vine Ave

Klamath Falls, OR 97601

AFFIANT'S DEED

Willis Keffer, in his capacity as Claiming Successor of the Small Estate (Testate Estate) of Vivian Louise Oliver, Klamath County Circuit Court Case Number 18PB01424, Grantor, conveys unto Willis Keffer, Grantee, all of the rights, title, and interest held by Grantor in that certain real property, and improvements and appurtenances thereto, situated in the County of Klamath, State of Oregon, to Wit:

Lot 520 in Block 127 of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-033AD-15500-000
and Property ID No. R482409

More commonly referred to as 2550 Vine Avenue,
Klamath Falls, Oregon 97601

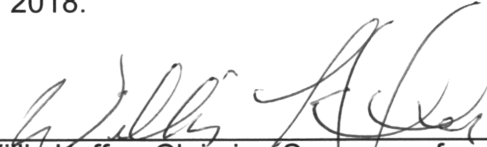
WITNESSETH, for value received and consideration hereinafter stated, Grantor has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors, and assigns, all the estate, right, and interest of the estate of the deceased, whether acquired by the operation of law or otherwise, in the above-described real property.

The true and actual consideration for this transfer is inheritance.

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

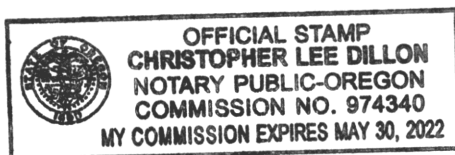
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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.

Dated this 8 day of Nov, 2018.


Willis Keffer, Claiming Successor for
Small Estate of Vivian Louise Oliver

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 11-8, 2018 by Willis Keffer, in his capacity as Claiming Successor of the Small Testate Estate of Vivian Louise Oliver, Klamath County Circuit Court Case No. 18PB01424.




Notary Public for Oregon
My Commission Expires: 5-30-22