

2019-004662

Klamath County, Oregon



00239687201900046620020023

05/01/2019 03:40:36 PM

Fee: \$87.00

AFFIANTS' DEED

Grantor: Bryan John Waybrant
430 Addison
Klamath Falls, OR 97601

Grantee: Bryan John Waybrant
430 Addison
Klamath Falls, OR 97601

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:** Bryan John Waybrant
430 Addison
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that Bryan John Waybrant as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successor of the Small Estate of Bernard John Carrier, Klamath County Circuit Court Case Number 19 PB00729, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bryan John Waybrant, 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, commonly known as 3039 Altamont Drive, Klamath Falls, Oregon, 97603 and more specifically described as:

The N½ of Lot 3 in Block 5 of Altamont Acres,
according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon.

Account No. R 541122
Map Tax Lot No. R- 3909-010AB-06300-000
Tax Code No. 041-541122

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 Bernard John Carrier, Klamath County Circuit Court Case Number 19 PB00729 in which

Returned at Counter

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.

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.

Bryan John Waybrant
Bryan John Waybrant, Grantor



OFFICIAL STAMP
MATHEW MARK LANDSIEDEL
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 938918
 MY COMMISSION EXPIRES MAY 10, 2019

Notary Public for Oregon
My Commission Expires: 5-10-19