

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2019-005025

Klamath County, Oregon



00240104201900050250040049

05/09/2019 01:42:56 PM

Fee: \$97.00

SPACE RESERVED
FOR
RECORDER'S USE

Brent Mathis

8218 McLaughlin Lane
Klamath Falls, Or 97601

Grantor's Name and Address

Melissa + David Mathis

8218 McLaughlin Lane
Klamath Falls, Or 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Melissa + David Mathis

8218 McLaughlin Lane
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name and Address):

Melissa + David Mathis

8218 McLaughlin Lane
Klamath Falls, Or 97601

Returned at Counter

AFFIANT'S DEED

THIS INDENTURE dated

May 9th, 2019

, by and between

Melissa + David Mathis

the affiant named in the duly filed affidavit concerning the small estate of

Brent Mathis

, deceased, hereinafter called grantor,

and Melissa + David Mathis

hereinafter called grantee; WITNESSETH:

For value received and the 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 operation of the law or otherwise, in that certain real property situated in

Klamath

County, State of Oregon, described as follows (legal description of property):

Lot 16, Block 36, Tract 1084, Sixth Addition to
Klamath River Acres, in the County of Klamath, State of
Oregon

Tax Account No. 3907-25A0-3400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ transfer title. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Melissa Mathis

Affiant

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on

9th May 2019

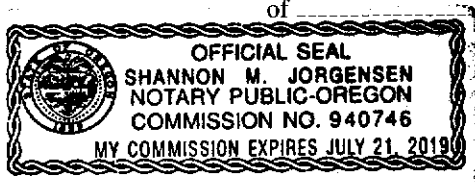
by Melissa Mathis

This instrument was acknowledged before me on

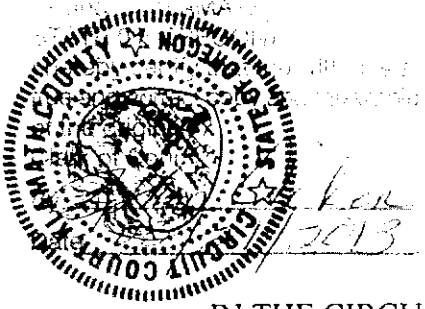
by

as

of



Shannon M. Jorgensen
Notary Public for Oregon
My commission expires July 21, 2019



IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

In the Matter of the Estate of:
BRENT ALLEN MATHIS
Deceased.

Case No. 13- *2014CV*

**AFFIDAVIT OF CLAIMING
SUCCESSOR OF SMALL ESTATE
OF INTESTATE ESTATE**

STATE OF OREGON _____)
) ss:
County of Klamath)

We, DAVID AND MELISSA MATHIS, being first duly sworn, say:

We are the claiming successors as defined in ORS 114.505(1), of the decedent's estate. We are hereinafter referred to as "affiant." This affidavit is hereinafter referred to as "affidavit." This affidavit is made pursuant to ORS 114.505-114.560.

- 1) The following information is given with regard to the decedent:
 - (a) Name: Brent Allen Mathis
 - (b) Age: 44
 - (c) Domicile: 8218 McLaughlin Lane, Klamath Falls, Oregon 97603
 - (d) Mailing Address: 8218 McLaughlin Lane, Klamath Falls, Oregon 97603
 - (e) Social Security No: 542-06-1804
- 2) The decedent died on February 19, 2013 at Klamath County, Oregon; copy of the decedent's death certificate is attached as Exhibit 1.
- 3) The decedent's property subject to administration in Oregon consists of the following:
 - (a) Real Property located in Klamath County with an approximate value of \$50,000.00 with a mortgage balance owing of over \$70,000.00
 - (b) One vehicle, two boats, a four wheeler, two snow mobiles and trailer, and a little tractor with an approximate value of no more than \$50,000.00
- 4) No application or petition for the appointment of a personal representative has been granted in Oregon.
- 5) The decedent died intestate.
- 6) The decedent's heir and the heir's last address known to the affiant is:

1 Jimmy Mathis

Klamath Falls Oregon

2
3 A copy of this affidavit showing the date of filing will be delivered or mailed to the heirs at the last known address.

4 7) The interest in the decedent's property described in this affidavit to which each devisee is
5 entitled is:

6 Jimmy Mathis

100%

7 8) Reasonable efforts have been made to ascertain each creditor of the estate. The expenses
8 of and claims against the estate remaining unpaid or on account of which the affiant or any other
9 person is entitled to reimbursement from the estate, including any known or estimated amount
thereof, and the name and address of each creditor, as known to the affiant are:

10 Law Office of Melinda M. Brown for attorney fees, starting at \$1500.00 but may increase
11 Carter Jones balance unknown

12 A copy of the affidavit showing the date of filing will be delivered to each creditor who
13 has not been paid in full or mailed to the creditor at the last known address.

14 9) The name and address of each person known to the affiant to assert a claim against the
15 estate which the affiant disputes and the last known or estimated amount thereof: NONE.

16 10) A copy of this affidavit showing the date of filing will be mailed to:

17 Oregon Department of Human Services
18 Estate Administration Unit
19 PO Box 14021
20 Salem, OR 97309-5024

21 by depositing the copy of the affidavit in the United States Postal Service in a sealed envelope,
22 with postage prepaid.

23 11) Claims against the estate not listed herein, or in amounts larger than those listed herein,
24 may be barred unless (a) a claim is presented to the affiant within four months of the filing of
25 this affidavit at the address set forth in paragraph 14 or (b) a personal representative of the estate
26 is appointed within the time allowed under ORS 114.555.

27 12) If there is listed one or more claims that the affiant disputes, any such claim may be
28 barred unless (a) a petition for summary determination is filed within four months of the filing of
this affidavit; or (b) a personal representative of the estate is appointed within the time allowed
under ORS 114.555.

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13) The address for the purposes of presenting a claim to the affiant is:

Melissa and David Mathis C/O Jennifer Schade 419 Main Street
Law Office of Melinda M. Brown Klamath Falls Oregon 97601

14) Any noun or verb used in this affidavit shall be construed as either singular or plural as the context requires.

15) Exhibit 1 is attached hereto is hereby made a part hereof as though fully set forth at the place where reference to the exhibit is made.

Dated this 20th day of March, 2013

David Mathis
David Mathis

SUBSCRIBED AND SWORN TO before me on this 20th day of March, 2013.



Kayla Kay Sha
Notary Public for Oregon

My commission expires: 6/17/16

Dated this 20th day of March, 2013

Melissa Mathis
Melissa Mathis

SUBSCRIBED AND SWORN TO before me on this 20th day of March, 2013.



Kayla Kay Sha
Notary Public for Oregon

My commission expires: 6/17/16