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2019-006582

Klamath County, Oregon



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06/12/2019 11:44:43 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Vesta Verschoot, Claiming Successor
Of the Small Estate of Tyler L. Verschoot
31811 CR127
Richey, MT 59259

GRANTEE'S NAME AND ADDRESS:

David Verschoot
Vesta Verschoot
31811 CR127
Richey, MT 59259

SEND TAX STATEMENTS TO:

David Verschoot
Vesta Verschoot
31811 CR127
Richey, MT 59259

AFFIANT'S DEED

THIS INDENTURE Made this 21st day of May, 2019, by and between Vesta Verschoot, the affiant named in the duly filed affidavit concerning the small estate of Tyler L. Verschoot, deceased, hereinafter called the first party, and David Verschoot and Vesta Verschoot, each an undivided 1/2 interest, hereinafter called the second party;

WITNESSETH:

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The N1/2 of the NW1/4 of the SE1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath Falls, Oregon.

Map Tax Lot: 3908-001DO-00400-000
Property ID: 492336

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; distribution in the Small Estate of Tyler L. Verschoot, Klamath County Circuit Court Case No. 19PB03366.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Vesta Verschoot
Vesta Verschoot, Affiant

STATE OF MONTANA; County of Richland) ss.

This instrument was acknowledged before me on May 21st, 2019, by Vesta Verschoot, as Claiming Successor of the Estate of Tyler L. Verschoot.

Donald L. Netzer
NOTARY PUBLIC
My Commission expires: July 12, 2020

