

316424AM

2019-010589

Klamath County, Oregon

09/12/2019 09:56:01 AM

Fee: \$87.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

AmeriTitle

345 SE Third Street

Bend, OR 97702

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Affiant and Claiming Successor's Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Linda K Janisch and Virginia Marie Wright

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Linda K Janisch and the Small Estate of Virginia Marie Wright

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$

☐ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

AFFIANT AND CLAIMING SUCCESSOR'S DEED


THIS INDENTURE Made this September 3, 2019, by and between Linda K. Janisch, affiant and claiming successor under that certain Affidavit of Claiming Successor, Intestate Estate, filed on September 3, 2019, Case No. 19-PB06831, Circuit Court of the State of Oregon for Klamath County, Small Estate of Virginia Marie Wright, deceased, hereinafter called the first party, and Linda K. Janisch, P. O. Box 95, Crescent, OR 97733, 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 second party's heirs, successors-in-interest and assigns all the estates, 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 ~~Lane~~, *State of Oregon, described as follows, to-wit: *Klamath

"Parcel 1 of Land Partition 28-98, being Parcel 2 of Minor Land Partition 28-86, located in the Southeast one-quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon". (tax account number 886673 map/tax lot 2409-030-CD-2302) *Southwest one-quarter

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever. The true consideration for this conveyance is \$-0-. (Here comply with the requirements of ORS 93.030) The actual consideration consists of other valuable consideration.

"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."

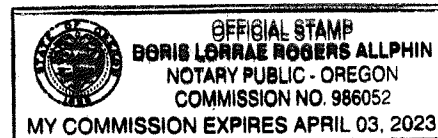
Dated: September 4, 2019.


Linda K. Janisch, Affiant and Claiming Successor
Small Estate of Virginia Marie Wright

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named Linda K. Janisch, Affiant and Claiming Successor of the Small Estate of Virginia Marie Wright, deceased, and acknowledged the foregoing instrument to be her voluntary act and deed on September 4, 2019.

Before me: Doris L. Allphin
Notary Public for Oregon



AFFIANT AND CLAIMING SUCCESSOR'S DEED

After recording return to:

Until a change is requested, all tax statements
shall be sent to the following address:

Linda K. Janisch, trustee
P. O. Box 95
Crescent, OR 97733