

2019-014067

Klamath County, Oregon



00251085201900140670020026

12/04/2019 11:18:07 AM

Fee: \$87.00

AFFIANT'S DEED

Dorothy M. Klein, Claiming Successor
256 ½ Laguna Street
Klamath Falls, OR 97601
Grantor

Rodney Klein and Dorothy M. Klein
256 ½ Laguna Street
Klamath Falls, OR 97601
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 4th day of December, 2019, by and between DOROTHY M. KLEIN, the affiant named in the duly filed affidavit concerning the small estate of DOUGLAS EUGENE KLEIN, deceased, hereinafter called the first party, and RODNEY KLEIN and DOROTHY M. KLEIN, as Tenants by the Entirety, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, 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 and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

Parcel 1.

Lots 37 and 38 in Block 17, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS.

Map/Tax R-3809-033BA-06500-000

Parcel 2.

Lot 36 in Block 17, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS.

Map/Tax R-3809-033BA-06400-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever

The true consideration for this conveyance is other than money, Property Assessed at \$126,000.00.

Returned at Counter

Dated this 4th day of December, 2019.

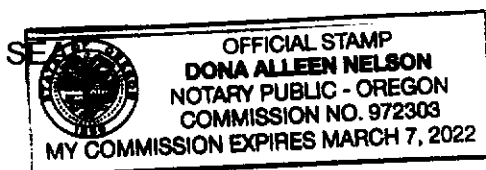
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, Grantor, Dorothy M. Klein, Claiming Successor, has executed this instrument this 4th day of December, 2019.

Dorothy M. Klein
Dorothy M. Klein

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on December 4, 2019, by Dorothy M. Klein, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Dona Alleen Nelson
Notary Public for Oregon
My Commission Expires: 3-7-2022