

2019-014315

Klamath County, Oregon



00251371201900143150020022

12/10/2019 01:12:50 PM

Fee: \$87.00

 SPACE RESERVED
FOR
RECORDER'S USE

 NOEL WILBURN FREDERICK III
4751 BELL DRIVE 202
KLAMATH FALLS, OR 97603

Grantor's Name and Address

 NOEL WILBURN FREDERICK IV
3713 LAVERNE AVE.
KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

 NOEL WILBURN FREDERICK IV
427 ROOSEVELT ST.
KLAMATH FALLS, OR 97601

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

 NOEL WILBURN FREDERICK IV
427 ROOSEVELT ST.
KLAMATH FALLS, OR 97601

AFFIANT'S DEED

THIS INDENTURE dated DECEMBER 10, 2019, by and between
NOEL WILBURN FREDERICK IV
the affiant named in the duly filed affidavit concerning the small estate of NOEL WILBURN FREDERICK III,
deceased, hereinafter called grantor,
and NOEL WILBURN FREDERICK IV
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):

R-3809-032BA-07700-000 CODE 001

427 ROOSEVELT ST, KLAMATH FALLS, KLAMATH COUNTY, OREGON 97601

LOT 8, BLOCK 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
IN THE COUNTY OF KLAMATH, STATE OF OREGON

CODE 1 MAP 3809-32SA TL 7700

(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 \$ 50,000. 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 ¹, 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

12/10/19

Returned at Counter

Witnessing or Attesting a Signature

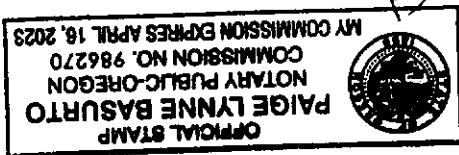
State of OREGON

County of KLAMATH

Signed (or attested) before me on the 10TH day of December, 2019
by (names(s) of individual(s)) Noel Frederick

Paige Lynne Basurto

Notary Public - State of Oregon



Document Description

This certificate is attached to page 1 of a

Affiant's Deed (title or type of document),

dated December 10, 2019 consisting of 1 pages.