



AFFIANT'S DEED

07/01/2020 09:39:18 AM

Fee: \$87.00

Robert Gjertsen, Claiming Successor  
5515 SE North Street  
Port Orchard, WA 98367  
Grantor

Robert Gjertsen, et al  
5515 SE North Street  
Port Orchard, WA 98367  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 20<sup>th</sup> day of April, 2020, by and between ROBERT GJERTSEN, the affiant named in the duly filed affidavit concerning the small estate of BARBARA ANN GJERTSEN, deceased, hereinafter called the first party, and ROBERT W. GJERTSEN and JON E. GJERTSEN, as Tenants in Common, 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:

EXHIBIT "A" attached hereto an incorporated herein by this reference.

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 \$5,000.00

Dated this 20<sup>th</sup> day of April, 2020.

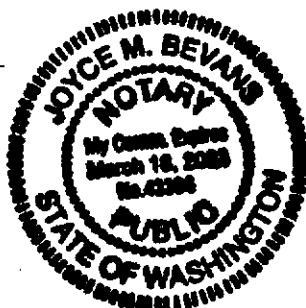
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

  
Robert Gjertsen, Claiming Successor

STATE OF WASHINGTON )  
 ) ss.  
County of Kitsap )

Subscribed and sworn to (or affirmed) before me on April 20, 2020, by Robert Gjertsen, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL



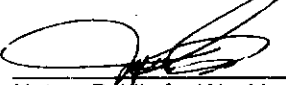
  
Notary Public for Washington  
My Commission Expires: 03-18-23

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Lot 2, Block 14, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to Lots 2 and 3, Block 14, on the Northeasterly line of Newcastle Avenue and also being 130 feet distant Southwesterly from the Southwesterly line of Hillside Avenue; thence Northwesterly along the Northeasterly line of Newcastle Avenue 50 feet to a point on the line common to Lots 1 and 2, said Block 14; thence Northeasterly along the line common to said Lots 1 and 2 a distance of 25.8 feet; thence Southerly to the point of beginning.

ALSO, all that portion of Lot 1, Block 14, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the line common to Lots 1 and 2, Block 14, Hillside Addition to the City of Klamath Falls, Oregon, said point being 104.2 feet distant Southwesterly from the Southwesterly line of Hillside Avenue; thence Southwesterly along the line common to said Lots 1 and 2 a distance of 25.8 feet to the Northeasterly line of Newcastle Avenue; thence Northwesterly along the Northeasterly line of Newcastle Avenue 50 feet to the Southeasterly line of Lawrence Street; thence Northeasterly along the Southeasterly line of Lawrence Street a distance of 51.6 feet; thence Southerly to the point of beginning.

Tax Account No: 3809 0288B 01799