

After Recording, return to:
Bonnie A Lam, Attorney for Affiant
111 N. 7th Street
Klamath Falls, OR 97601

2020-010130
Klamath County, Oregon



00263814202000101300010019

08/13/2020 03:27:11 PM

Fee: \$82.00

Second Party:

Jerry Friedrich, James Friedrich, et al
8020 283rd ST NW
Stanwood, WA 98292

**Until requested otherwise, send all
tax statements to:**

Jerry Friedrich, James Friedrich, et al
8020 283rd ST NW
Stanwood, WA 98292

AFFIANT DEED

THIS INDENTURE dated AUGUST 12th 2020 by and between Jerry L. Friedrich, the affiant named in the duly filed affidavit concerning the **small testate estate of Donald Karl Friedrich, deceased**, (Klamath County Circuit Court, Case No. 19PB05863) hereinafter called first party, and **James D. Friedrich, Jerry L. Friedrich, Judy M. Teas, and Jay K. Friedrich, as joint tenants in common**, hereinafter called the second party(s); WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these present 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 deceased, whether acquired by operation of law or otherwise, in that certain real property situated in **County of Klamath, State of Oregon**, described as follows, to wit:

Lot 19 less the West 2 feet and all of Lot 20, Block 2, of LENOX ADDITION, Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

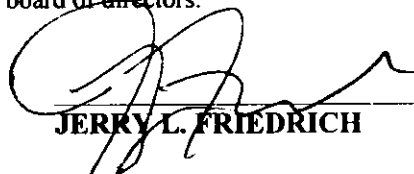
*Commonly known as *3938 Greensprings Drive, Klamath Falls, OR 97601.* Tax ID **R537404**

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, per small estate affidavit.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

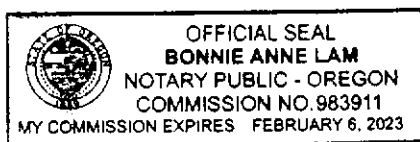
IN WITNESS WHEREOF, the affiant has executed this instrument this 12th day of AUGUST, 2020; if affiant is a corporation, it has caused its named to be signed and its seal, if any affixed by an officer or other person duly authorized to do so by order of its board of directors.



JERRY L. FRIEDRICH

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 12, 2020,
by **Jerry L. Friedrich.**




NOTARY PUBLIC FOR Oregon
My Commission Expires: 2/6/2023