

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-014155

Klamath County, Oregon



00268372202000141550030039

11/02/2020 11:12:41 AM

Fee: \$92.00

Returned at Counter

Janice Jean Armstrong

Grantor's Name and Address

Janice Jean Armstrong

Grantee's Name and Address

After recording, return to (Name and Address):

Janice Jean Armstrong
2007 Gary St.
Klamath Falls OR 97603

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated

October 26, 2020

, by and between

Janice Jean Armstrong

the affiant named in the duly filed affidavit concerning the small estate of

Gerald C. Witz

, deceased, hereinafter called grantor,

and Janice Jean Armstrong
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):

See Exhibit A.

(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 \$ Case # 20P804223. 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 " ", 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, 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.

Janice Jean Armstrong

Affiant

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

10/26/2020

by

This instrument was acknowledged before me on

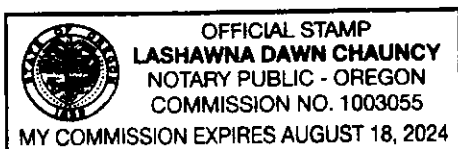
10/26/2020

by

Janice Jean Armstrong

as

of



Notary Public for Oregon

My commission expires

10/26/2020

Exp. Aug 18, 2024

372A

EXHIBIT "A"

Lot 29, LEWIS TRACTS, in the County of Klamath, State of Oregon.

EXCEPT the following described property:

That portion of Lot 29 lying South of the following described line beginning at a point which is 9 feet North (North 00 degrees 48' West by record) from the Southwest corner of said lot; thence in a Southeasterly direction to the iron pin at the Southeast corner of said Lot 29.

CODE 41 MAP 3809-35CD TL 6600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of February AD. 1999 at 3:45 o'clock PM., and duly recorded in Vol. M99
of Deeds on Page 3723

FEE \$33.00

Linda Smith, County Clerk

by Kathleen Ross

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

877522

I.D. TAG NO.

136-2020-006046

STATE FILE NUMBER

Legal Name		First	Middle	Last	Suffix	Death Date	
		Gerald	Charles	Wulf		Found February 19, 2020	
Sex	Age	Social Security Number			County of Death		
Male	71 years	553-74-5641			Klamath		
Birthdate	Birthplace	Was Decedent Ever in U.S. Armed Forces?					
April 09, 1948	Green Bay, Wisconsin	Yes					
Residence:					City/Town		
1603 Ivory Street					Klamath Falls		
Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?	
Klamath		Oregon		97603-3852		No	
Marital Status at Time of Death		Spouse's Name Prior to First Marriage					
Divorced							
Father's Name				Mother's Name Prior to First Marriage			
Charles Delbert Wulf				Pearl Germaine Fisher			
Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address	
Janice Jean Armstrong		Not Available		Sister		2007 Gary Street, Klamath Falls, OR 97603-4922	
Place of Death		Facility Name					
Decedent's Residence							
Location of Death		City/Town or Location of Death			State		Zip Code + 4
1603 Ivory Street		Klamath Falls			Oregon		97603-3852
Method of Disposition		Place of Disposition			Location (City/Town and State)		
Cremation		Pyramid Cremations			Klamath Falls, Oregon		
Name and Complete Address of Funeral Facility							
Davenport's Chapel of The Good Shepherd				2680 Memorial Drive, Klamath Falls, Oregon 97601			
Date of Disposition		Funeral Director's Signature			Electronic Signature		OR License Number
TBD		William F Davenport					CO-3104
Registrar's Signature				Date Received		Local File Number	
/s/ Jessica F Dale				February 27, 2020		20-047	
Amendment							

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED:

October 29, 2020

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

