2020-015033

Klamath County, Oregon

11/17/2020 03:02:01 PM

Fee: \$87.00

Grantor:

Donn M. Jensen, Affiant Estate of Linda F. Jensen 3410 Plum Bush Court Klamath Falls, Oregon 97603

Grantee:

Donn M. Jensen 3410 Plum Bush Court Klamath Falls, Oregon 97603

After recording return to:

Walker R. Clark Samuels, Yoelin, Kantor, LLP 111 SW 5th Ave., Suite 3800 Portland, OR 97204-3642

Send Tax Statements To:

Donn M. Jensen 3410 Plum Bush Court Klamath Falls, Oregon 97603

AFFIANT'S DEED (ORS 114.545(3))

Linda F. Jensen died on March 28, 2020, in Klamath County, Oregon. At the time of her death, Linda F. Jensen was the owner of certain real property located in Klamath County, Oregon described as follows:

Lot 10 in Block 1 of TRACT NO. 1165, MIRACLE MANOR, according to the official plat thereof on filed in the office of the County Clerk of Klamath County, Oregon

Tax Account: 3910 009BD 013100

Pursuant to ORS 114.505 et seq., the undersigned has filed with the Probate Department of the Circuit Court of the State of Oregon for Klamath County, as Case No. 20PB04746, an Affidavit of Claiming Successor to Small Estate, and the notices thereof required by law have been duly given.

KNOW ALL MEN BY THESE PRESENTS, that Donn M. Jensen, the aforesaid Affiant, Grantor, does hereby convey the aforesaid real property, to Donn M. Jensen, Grantee, subject to all liens and encumbrances of record.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: November 17, 2020.

Estate of Linda F. Jensen

Donn M. Jensen, Affiant

STATE OF OREGON

) ss.

County of Multnomah

This instrument was acknowledged before me on November 17, 2020, by Donn M. Jensen, the Affiant for the Estate of Linda F. Jensen.

OFFICIAL STAMP
CHRISTINE MARIE DINGLE
NOTARY PUBLIC-OREGON
COMMISSION NO. 974596
MY COMMISSION EXPIRES MAY 08, 2022

Notary Public for Oregon