

400101AM  
After recording return to:  
Vicki Lynn Frederick  
3317 Delaware Ave  
Klamath Falls, OR 97603

2020-015398  
Klamath County, Oregon  
11/24/2020 03:23:02 PM  
Fee: \$82.00

Until requested send all tax statements to:  
Vicki Lynn Frederick  
317 Delaware Ave  
Klamath Falls, OR 97603

### AFFIANT'S DEED

THIS INDENTURE Made this 24<sup>th</sup> day of February, 2020, by and between Vicki Lynn Frederick, the affiant named in the duly filed affidavit concerning as claiming successor of the Estate of Velma Atkinson, deceased, Case Number 20pb01976 hereinafter called the first party, Amber Lynn Gienger, Trustee of the Vicki Lynn Frederick Special Needs Trust and; Vallie Lee Atkinson, III. hereinafter called the second party WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Deschutes, State of Oregon, described as follows:

Lots 1, 2 and 3, Block 3, NORTH BEAVER MARSH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

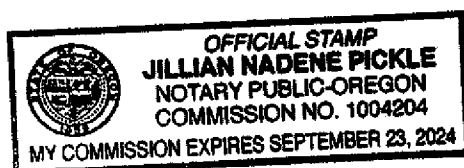
**The true and actual consideration paid for this transfer, per probate.**

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.

Vicki Lynn Frederick  
Vicki Lynn Frederick, Affiant

STATE OF OREGON     )  
                                  )ss.  
County of Deschutes

This instrument was acknowledged before me on 10/29/, 2020, by Vicki Lynn Frederick



Jillian Nadene Pickle  
Notary Public for Oregon  
My Commission Expires: Sept 23 2024

Return To: AmeriTitle