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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

2021-008373

Klamath County, Oregon

05/26/2021 10:51:01 AM

Fee: \$87.00

Kenneth Joseph Martinez
for the Estate of Kathy Martinez

C/O Michael Spencer

Grantor's Name and Address

Kenneth Joseph Martinez

C/O Michael Spencer, attny at law

403 Main St Klamath Falls, OR 97601

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

The Estate of Kathy Martinez, deceased

C/O Michael Spencer, Attorney at Law

Same as above

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

Same as above

AFFIANT'S DEED

THIS INDENTURE dated Kenneth Joseph Martinez, by and between

the affiant named in the duly filed affidavit concerning the small estate of Kathy Martinez also known as
Mary Kathleen Martinez, deceased, hereinafter called grantor,
 and Kenneth Joseph Martinez and Jose Luis Martinez
 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):

Please see attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

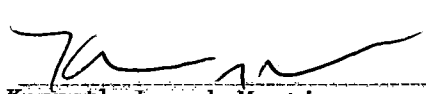
To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title. 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 ^o, 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.


 Kenneth Joseph Martinez

Affiant

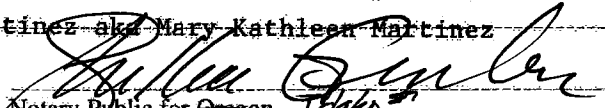
STATE OF Oregon, County of Canyon ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on May 19th, 2021by Kenneth Joseph Martinezas claiming successorof the Estate of Kathy Martinez aka Mary Kathleen Martinez

SHELLECE GRUBER
 Notary Public - State of Idaho
 Commission Number 20201534
 My Commission Expires Apr 27, 2026


 Notary Public for Oregon

My commission expires

4-27-2026

EXHIBIT "A"

A tract of land situated in the S1/2 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 529.0 feet and East 1245.8 feet from the iron pin which marks the Southwest corner of the NW1/4 NW1/4 of said Section 5; thence East 125.0 feet to an iron pin; thence South 89.3 feet to an iron pin; thence West 125.0 feet, to an iron pin; thence North 89.3 feet, more or less, to the point of beginning.