

2021-008495

Klamath County, Oregon



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05/27/2021 02:57:19 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Roger K. Evans, Attorney
675 Church Street NE
Salem, OR 97301

MAIL TAX STATEMENTS TO:

Virginia Barker, Claiming Successor
for the Estate of Jesse Gerald Barker
3010 Starr Court NE
Salem, OR 97301

AFFIANT'S DEED

VIRGINIA BARKER, the affiant named in the duly filed affidavit concerning the small estate of MARJORIE NORA BARKER, deceased, Klamath County Probate Case No. 18PB05953, hereinafter called grantor, and VIRGINIA BARKER, JOYCE ZIMMER, MARILYN SPOFFORD, DENISE GALE FJORDBECK, MARVIN DALE FJORDBECK, KEITH SCOTT FJORDBECK, AND JEANNE K. FJORDBECK, as tenants in common as to the interest only of MARJORIE NORA BARKER at the time of her death (if any), hereinafter called Grantee: WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does 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:

Lots 5 and 6 in Block 37 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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.

The true and actual consideration for this conveyance is to clear title.

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.

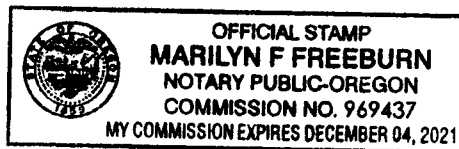
DATED: March 22, 2019.

Virginia Barker
Virginia Barker, Affiant

STATE OF OREGON)
) ss:
County of Marion)

On the 22 day of March, 2019, personally appeared the above-named VIRGINIA BARKER and acknowledged the above instrument to be her voluntary act and deed.

SUBSCRIBED AND SWORN TO before me on the 22nd day of March, 2019.



Marilyn Freeburn
Notary Public for Oregon
My commission expires: 12-4-2021