

2021-010663

Klamath County, Oregon

07/09/2021 08:25:00 AM

Fee: \$92.00

After Recording Return To:

Kevin J. Tillson
Tillson Law P.C.
39075 Proctor Blvd., Ste. C
Sandy, OR 97055

Send All Tax Statements To:

Melissa Mathews
1731 Lund Rd.
La Pine, OR 97739

AFFIANT'S DEED

THIS INDENTURE made this 6th day of June, 2021, by and between Melissa Bernhardt, now known as Melissa Mathews, named in the duly filed Affidavit of Claiming Successor, Estate of Davie A. Mathews, deceased, Klamath County Circuit Court case no. 20PB05437 hereinafter called the first party, and Melissa Mathews, 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 Klamath, State of Oregon, described as follows, to-wit:

Lot 76, GILCHRIST TOWNSITE, County of Klamath and State of Oregon

Address: 138235 Hillcrest St., Gilchrist, Oregon

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00 (Transfer from Estate).

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

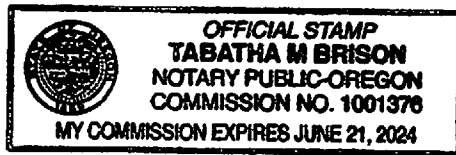
(Signature Page Follows)

IN WITNESS WHEREOF, the first party has executed this instrument on the date first written above.

Melissa Mathews
Melissa Mathews
Melissa Bernhardt

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on June 10th, 2021 by Melissa Mathews, Affiant.




T. Brison
Notary Public for Oregon
My Commission Expires: June 21, 2024

HEIR'S CONSENT TO DISTRIBUTION

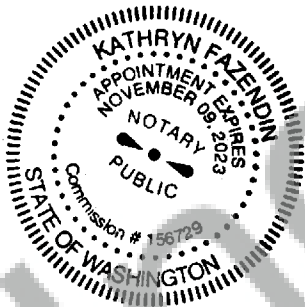
I, Valkyrie V. Nicolzah, formerly known as Davie O. Mathews, heir of Davie A. Mathews, hereby consents to the distribution of Davie A. Mathews' interest in the real property described above to Melissa Mathews and hereby waive any right, title, or interest I may have in this property such that Melissa Mathews will own all legal title, rights and interest in the real property described above. The consent and waiver are being entered into for nonmonetary consideration, which I hereby acknowledge is sufficient and just.

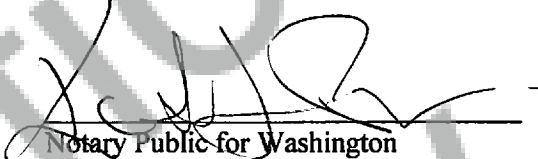
Dated: 4/22/2021


By: Valkyrie V. Nicolzah, formerly
known as Davie O. Mathews

STATE OF WASHINGTON, County of Pierce ss.

This instrument was acknowledged before me on April 22, 2021, Valkyrie V. Nicolzah, formerly known as by Davie O. Mathews.




Notary Public for Washington
My Commission Expires: