

2021-017877

Klamath County, Oregon

First Party's Name and Address:

Calvin Karsch
5175 SW Watson Ave
Beaverton, OR 97005



00291720202100178770030035

12/02/2021 10:19:47 AM

Fee: \$92.00

Second Party's Name and Address:

Krystal Karsch
21313 NE 68th Street
Vancouver, WA 98682

After recording, return to:

C. Thomas Davis, Attorney
12220 SW First Street
Beaverton, OR 97005

**Until requested otherwise,
Send all tax statements to:**

Calvin Karsch
5175 SW Watson Ave
Beaverton, OR 97005

AFFIANT'S DEED

THIS INDENTURE, by and between Calvin Karsch, the qualified and acting affiant of the Estate of Donald Karsch, deceased, hereinafter called the first party, and Krystal Karsch, hereinafter called the second party, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted and conveyed pursuant to ORS Chapter 114.545, and by these presents does grant and convey unto the second party and second party'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 the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit A Legal Description

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 is \$-0- (none). It is in accordance with Klamath County Circuit Court Case No. 21PB01960 Affidavit of Claiming Successor of Small Estate of Testate Estate.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first written above.

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 APPROVED USES, 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 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.

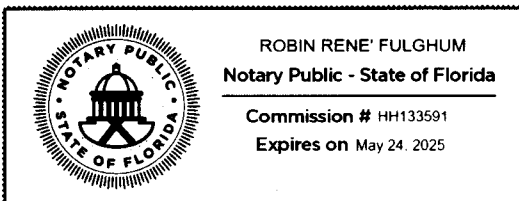
IN WITNESS WHEREOF, the first party has executed this instrument on 23rd day of October, 2021. U.S. Passport



Calvin Karsch

STATE OF Florida)
) ss.
County of Volusia)

This instrument was acknowledged before me on 23rd day of October, 2021 by Calvin Karsch as the affiant of the Estate of Donald Karsch.



Notary Public

Robin Rene' Fulghum

Notarized online using audio-video communication

EXHIBIT A

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2" iron pin, thence North 00°12'35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4" iron pin and the true point of beginning; thence South 89°25'01" West, 563.81 feet to a 3/4" iron pin; thence North 14°44' West, 722.0 feet to a 3/4" iron pin; thence North 89°25'45" East, 750.0 feet to a 3/4" iron pin; thence South 00°12'35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning, said parcel containing 10.56 acres, more or less.

TOGETHER WITH an easement for ingress and egress.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.