

2022-001953

Klamath County, Oregon

02/15/2022 11:08:01 AM

Fee: \$87.00

Grantor's Name and Address:

Risa Ellen Clawson
3 Pine Lakes Pt.
Savannah, GA 31405

Grantee's Name and Address:

Risa Ellen Clawson
3 Pine Lakes Pt.
Savannah, GA 31405

After recording return to:

Patrick J. Kelly, Attorney
717 NW Fifth St.
Grants Pass, OR 97526

Send tax statements to:

Risa Ellen Clawson
3 Pine Lakes Pt.
Savannah, GA 31405

Consideration: NONE - Distribution of Estate

**AFFIANT OF SMALL ESTATE
AFFIANT'S DEED**

THIS INDENTURE made this 9 day of February, 2022, by and between **RISA ELLEN CLAWSON**, the affiant named in the duly filed affidavit concerning the small estate of **JAMES MILLER JR.**, deceased, hereinafter called the first party, and **RISA ELLEN CLAWSON**, 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:

SEE ATTACHED EXHIBIT "A"

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, stated in terms of dollars, is \$ NONE (Distribution of Estate).

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDEER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 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.

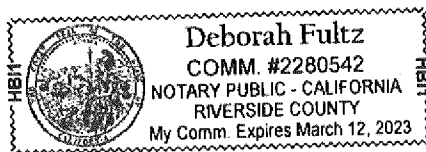


RISA ELLEN CLAWSON
Affiant of the Estate of James Miller, Jr.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of SAN BERNARDINO

This instrument was acknowledged before me on February 9, 2022, by RISA ELLEN CLAWSON, Affiant of the estate of James Miller Jr..



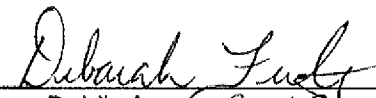

Notary Public for SAN BERNARDINO COUNTY CALIFORNIA (Yucca Valley)

EXHIBIT "A"

Lot 10, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.