

Grantor:

Thomas E. Mitchell, Affiant,
Estate of Valerie Martin

Grantee:

Thomas Mitchell

Send Tax Statements To:

Thomas Mitchell
PO Box 401
Bonanza, Oregon 97623

After Recording Return To:

Siskiyou Law
320 E. Main St., Suite #211
Ashland, Oregon 97520

2022-005893

Klamath County, Oregon

05/09/2022 12:59:01 PM

Fee: \$82.00

DEED OF AFFIANT

Thomas E. Mitchell, Affiant in the small estate proceeding for Valerie Martin, deceased, Klamath County probate number 21PB10642, Grantor, hereby conveys to Thomas Mitchell, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Lots 1, 2 and 3, Block 17, BONANZA FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None (estate distribution).

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.

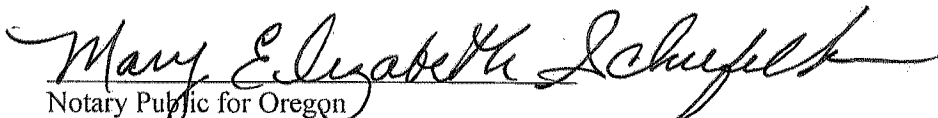


Thomas E. Mitchell, Affiant,
Estate of Valerie Martin
Grantor

Dated: 4/28/22

STATE OF OREGON)
) SS
COUNTY OF KLAMATH)

The foregoing Deed of Affiant was acknowledged before me on April 28, 2022, by Thomas E. Mitchell.



Notary Public for Oregon

My commission expires: 10-14-22

